

For Lease

#5, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 4,110 sqft



- Two Offices
- Waiting/Reception Area
- Dock Loading
- Heat in Office and Warehouse
- Ample Parking

- Central Location
- Nearby amenities include Marlborough Mall, restaurants, and shopping



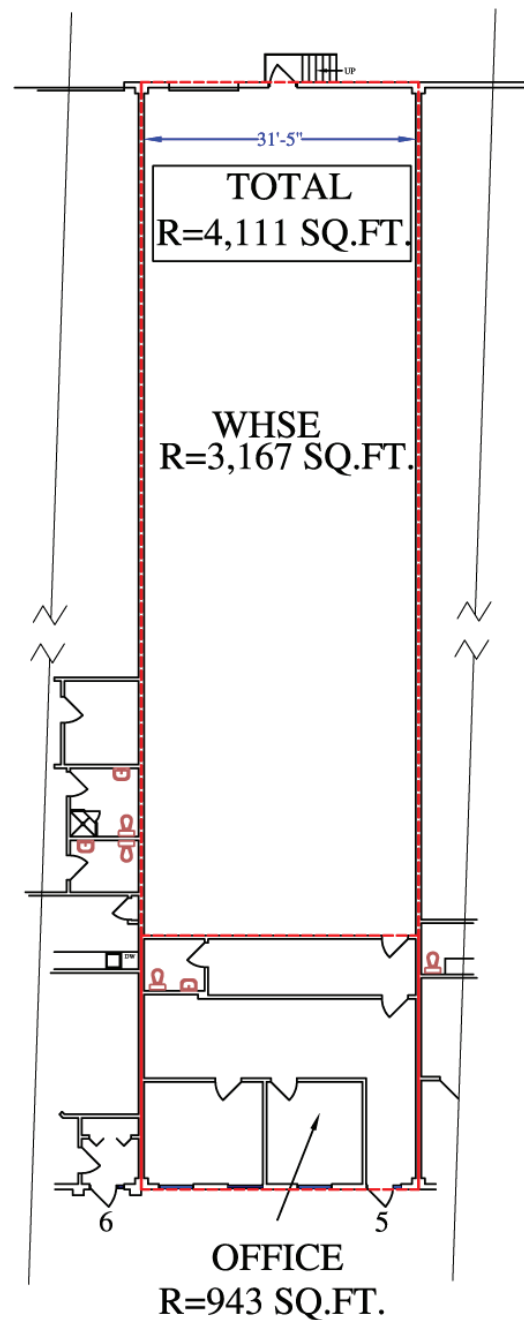
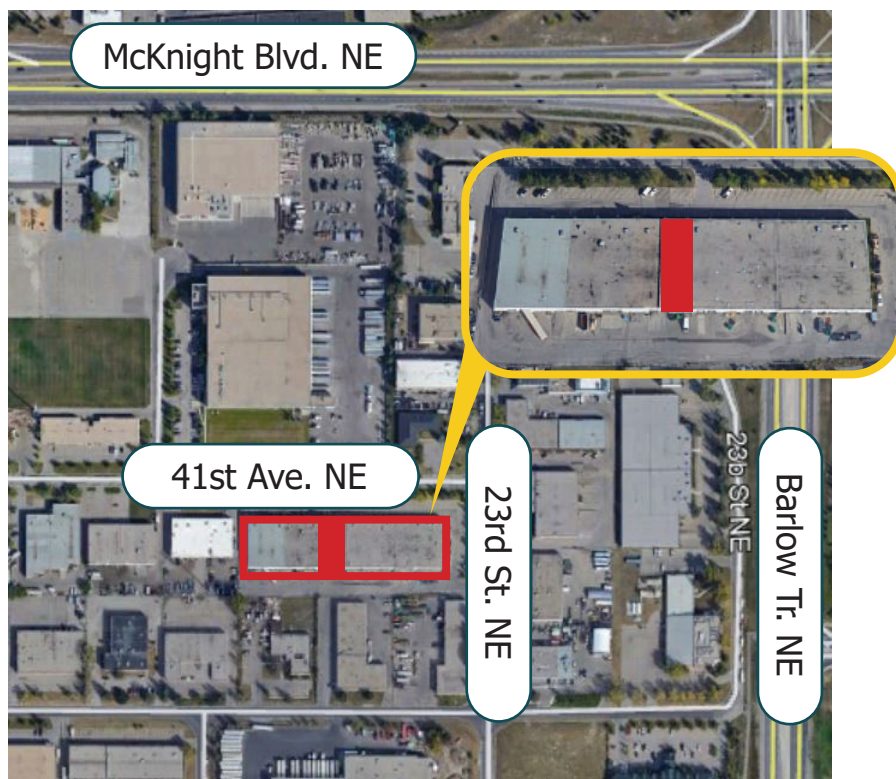
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Property Highlights:

#5, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BUILDING SIZE:	66,000 sqft
BAY SIZE:	4,110 sqft
OFFICE:	943 sqft
WAREHOUSE:	3,167 sqft
CEILING HEIGHT:	20'
LOADING:	1 - 8' x 10 Dock
ELECTRICAL:	200 AMP (TBV) 110/208 volt
MECHANICAL:	Roof Top Units in offices (2) Unit Heaters in warehouse
LEASE RATE:	\$11.00 /sqft
OPERATING COSTS:	\$2.86 /sqft
PROPERTY TAXES:	\$2.28 /sqft



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