



Palliser
Realty & Management Corp.



FOR LEASE

10,726 sq. ft.

Airways

4118 & 4120 - 23 Street NE
Industrial

Jeff Buziak

403-807-2183
jeff@palliserrealty.com

Palliser Realty & Management

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Property Details



Airways

4118 & 4120 - 23 Street NE

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 8 Block 8 Plan 7410187
ZONING:	I-G
BAY SIZE:	10,726 sq. ft.
WAREHOUSE:	7,336 sq. ft.
OFFICE/SHOWROOM:	1679 sq. ft. Main Floor
UPPER FLOOR:	1,711 sq. ft.
ELECTRICAL:	400 amps at 110/208 volts; 200 amps at 600 volts
MECHANICAL:	Roof Top Units/Unit Heaters
LOADING:	DI 12' x 14' (1) & Dock 12' x 14' (1)
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$12.00 per sq. ft. net
PROPERTY TAX:	\$3.46 per sq. ft. (2025 Budget)
OPERATING COST:	\$4.22 per sq. ft. (2025 Budget)
AVAILABLE:	Immediate

FEATURES

- Central NE location – Barlow/McKnight Blvd
- Flexible dock & drive-in loading
- Upgraded electrical service
- 2nd floor office space
- Renovated offices
- Floor drain



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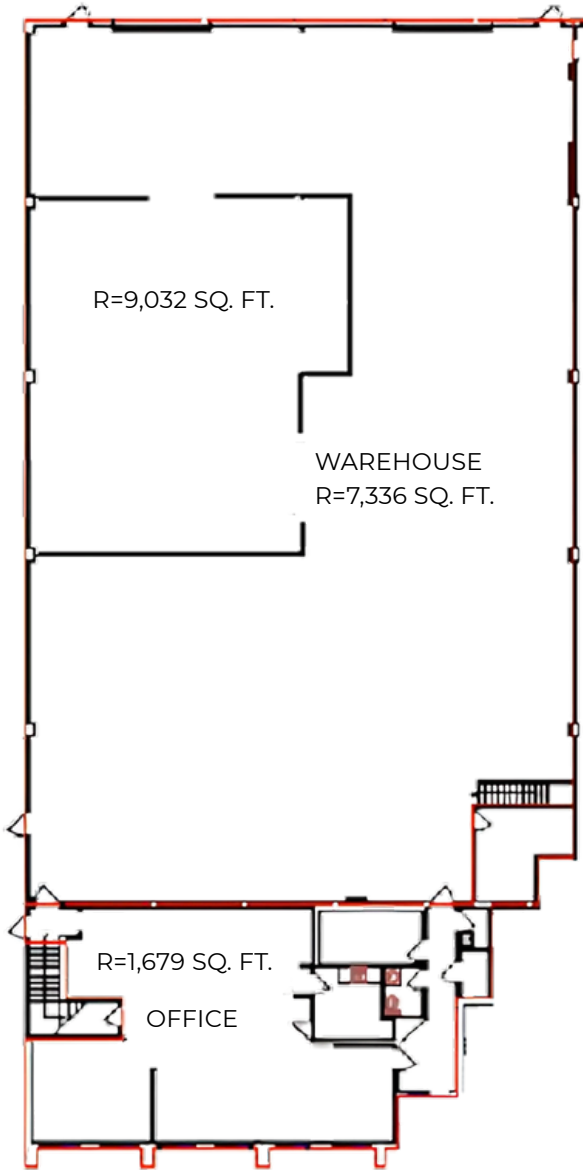
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Floor Plan

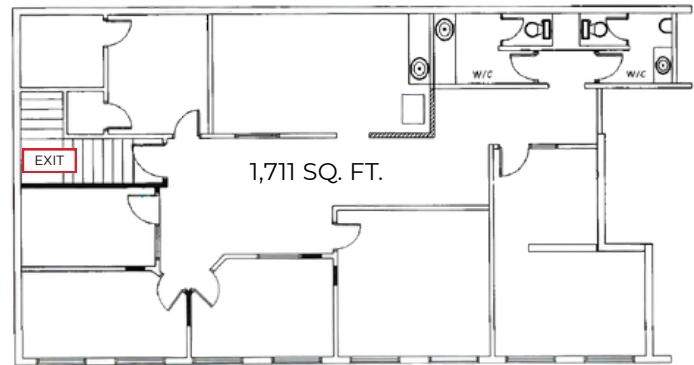


Airways

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MAIN FLOOR PLAN



UPPER FLOOR OFFICES

Total Rentable Square Footage:
10,726 sq. ft.

Main Floor Office: 1,679 sq. ft.
Upper Floor Offices: 1,711 sq. ft.
Warehouse: 7,336 sq. ft.



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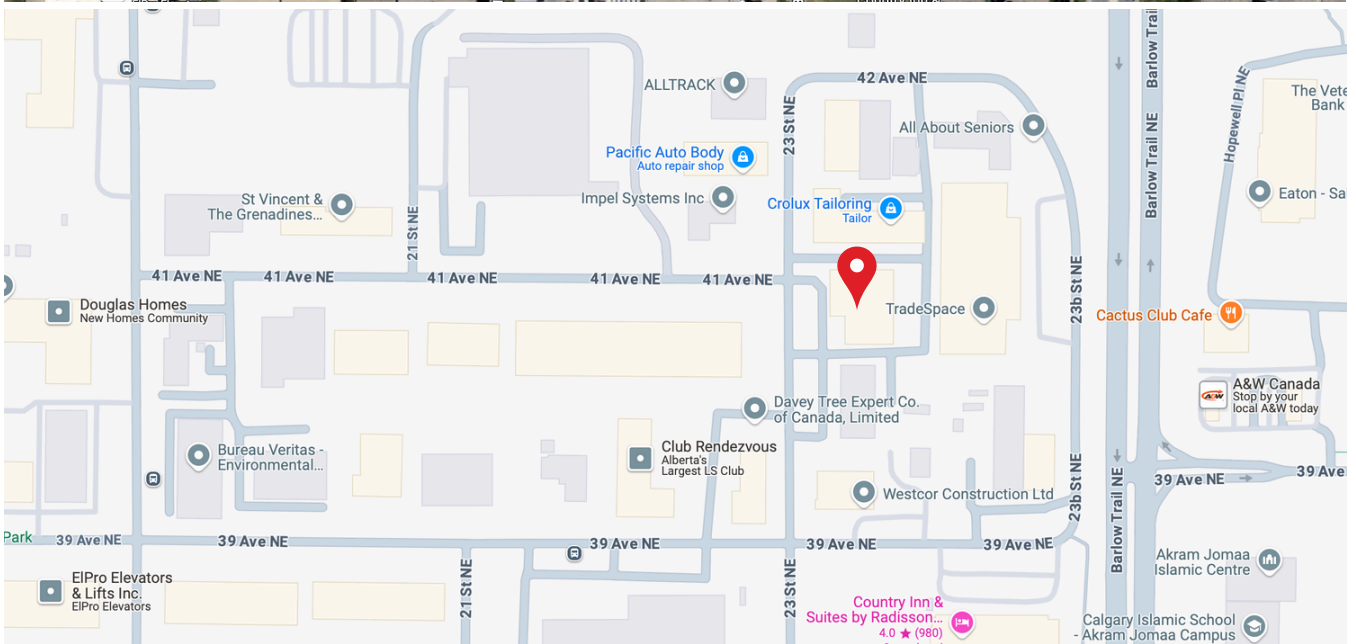
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