

# McCALL PARK BUILDING

1323/1331 - 44 Avenue NE

“Excellent location, close to the Airport,  
McKnight Blvd, Deerfoot Trail and 32 Ave NE,  
Air conditioned main floor space.”

## SITE INFORMATION

**Leasing District:** *Calgary North East*  
**Zoning:** *Industrial Commercial*  
**Nearest Interchange:**  
*McKnight Blvd. - Deerfoot Trail*

## UTILITIES

**Gas:** *Tenant - Metered*  
**Electrical:** *Tenant - Metered*  
**Water:** *T.BD.*  
**Sewer:** *T.BD.*

## LEASING INFORMATION

**Asking Rate:** *N/A*  
**Operating Costs:** *(Est) \$9.57 per Sq. Ft.*  
**Term:** *3-5 Years*  
**Electrical Common:** *T.BD.*  
**Tenant Improvement Allowance:** *T.BD.*

## CONTACT US

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## BUILDING INFORMATION

**Total Building (Sq. Ft.):** 42,385  
**Number of Buildings:** 2  
**Year Built:** 1974-1975  
**Number of Floors:** 1  
**Number of Bays:** *Bldg. 1323 - 11 Bays*  
*Bldg. 1331 - 6 Bays*  
**Warehouse Area:** *Per Bay*  
**Office Area:** *Per Bay*  
**Ceiling Height:** 14'<sup>1</sup>  
**Roof:** *TPO & TORCH on SBS, Steel Q-Deck*  
**Fenced Yard:** *No*  
**Gate:** *No*  
**Loading Dock:** *No*  
**Drive-in Bays:** *No*  
**OH Door size:** *No*  
**Parking Stalls:** 156  
**Heating:** *Natural Gas*  
**Drainage:** *Storm and Sanitary*  
**Electrical**  
**- Building Total AMPS:**  
*5 meters with 200A each and*  
*2 meters with 10A each*



**Safeway Holdings (Alberta) Ltd.**

#450, 707 - 7th Avenue SW, Calgary, AB T2P 3H6  
[www.safewayholdings.ca](http://www.safewayholdings.ca)

## LOCATION

1323/1331-44 Avenue NE



## 0 OUTSIDE VIEW



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