

FOCUS BUILDING

**4321- 23B Street NE &
2451 - 42 Avenue NE**

“This building is adjacent to Barlow Trail & McKnight Blvd NE. It is a great location as it is so close to the Calgary International Airport.

SITE INFORMATION

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

UTILITES

Gas : *Tenant - Metered*
Electrical : *Tenant - Metered*
Water : *Tenant - Metered*
Sewer : *Ops Costs*

LEASING INFORMATION

Asking Rate : *N/A*
Operating Costs : *(Est.) \$9.92 per Sq. Ft.-*
Office / (Est.) \$7.80 Warehouse
Term : *3-5 Years*
Tenant Improvement Allowance : *T.B.D.*

CONTACT US

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requests@safewayholdings.ca

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E-mail: *aborle@estancia.ca*
Tel: *(403)750-2220*

BUILDING INFORMATION

Total Building (Sq. Ft.) : *21,774*
Number of Buildings : *1*
Year Built : *1983*
Number of Floors : *1*
Number of Bays : *6*
Warehouse Area : *Per Bay*
Office Area : *Per Bay*
Ceiling Height : *23' Warehouse/ 8' Office*
Fenced Yard : *Yes*
Gate : *No*
Loading Dock : *No*
Drive-in Bays : *6*
OH Door size : *4317 -10' X 14', all others 10' X 10'*
Parking Stalls : *29*
Heating : *Natural Gas*
Drainage : *Storm and Sanitary*
Electrical
- Building Total AMPS : *1260 amps*
- per Bay AMPS :
42 Avenue - 200 Amps
Public areas - 100 Amps



Safeway Holdings (Alberta) Ltd.

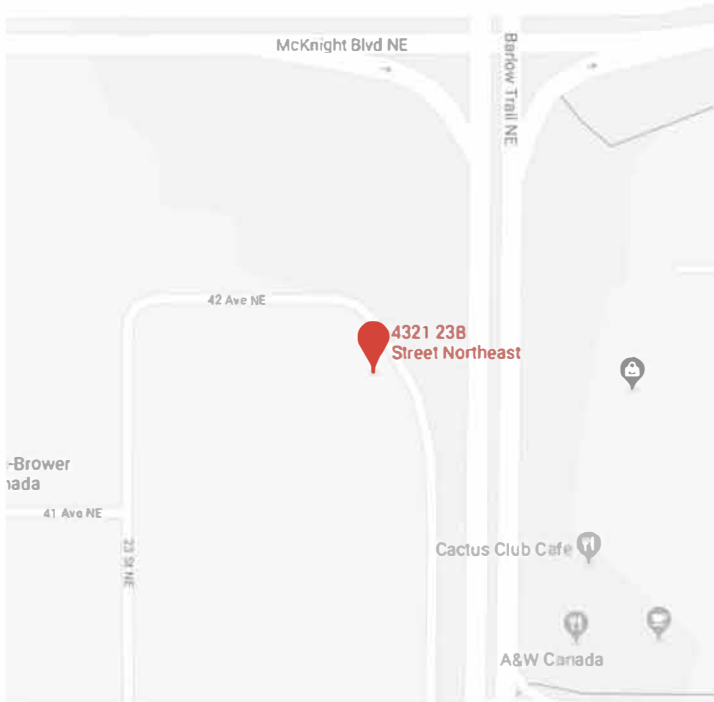
#450, 707 - 7th Avenue SW, Calgary, AB T2P 3H6
www.safewayholdings.ca

FOCUS BUILDING

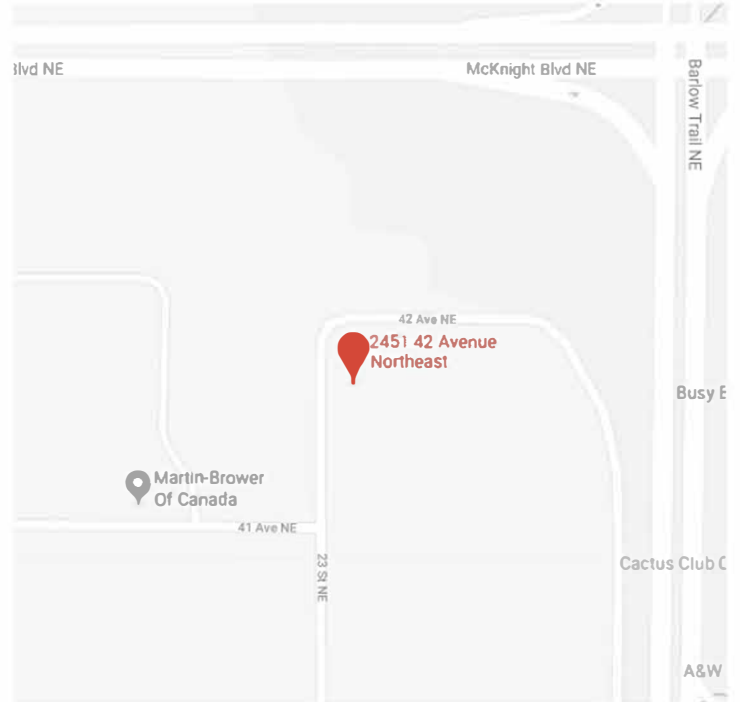
4321- 23B Street NE & 2451 - 42 Avenue NE

LOCATION

4321- 23B Street NE



2451 - 42 Avenue NE



OUTSIDE VIEW



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