

# WESTJET BUILDING

2181 - 41 Avenue NE

“Close proximity to the Airport,  
McKnight Blvd, Deerfoot Trail and 32 Ave NE.

## SITE INFORMATION

Leasing District : *Calgary North East*  
Zoning : *Industrial Commercial*  
Nearest Interchange :  
*Deerfoot Trails & McKnight Blvd. NE*

## UTILITES

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

## LEASING INFORMATION

Asking Rate : *N/A*  
Operating Costs : *(Est.)\$ 8.96 per Sq. Ft.*  
Term : *3-5 Years*  
Tenant Improvement Allowance : *T.B.D.*

## CONTACT US

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## BUILDING INFORMATION

Total Building (Sq. Ft.) : *15,066*  
Number of Buildings : *1*  
Year Built : *1977*  
Number of Floors : *2*  
Average Size of Floor/s : *Per Bay*  
Number of Bays : *5*  
Warehouse Area : *Per Bay*  
Office Area : *Per Bay*  
Ceiling Height : *22'*  
Roof : *Gravel & tar with steel deck*  
Fenced Yard : *Yes*  
Gate : *Yes*  
Loading Dock : *0*  
Drive-in Bays : *5*  
OH Door size : *Per Bay - 4 @ 10' x 14'*  
Parking Stalls : *16*  
Heating : *Natural Gas*  
Drainage : *Storm and Sanitary*  
Electrical  
- Building Total AMPS : *800 amps*  
- per Bay AMPS : *Varies by Bay*

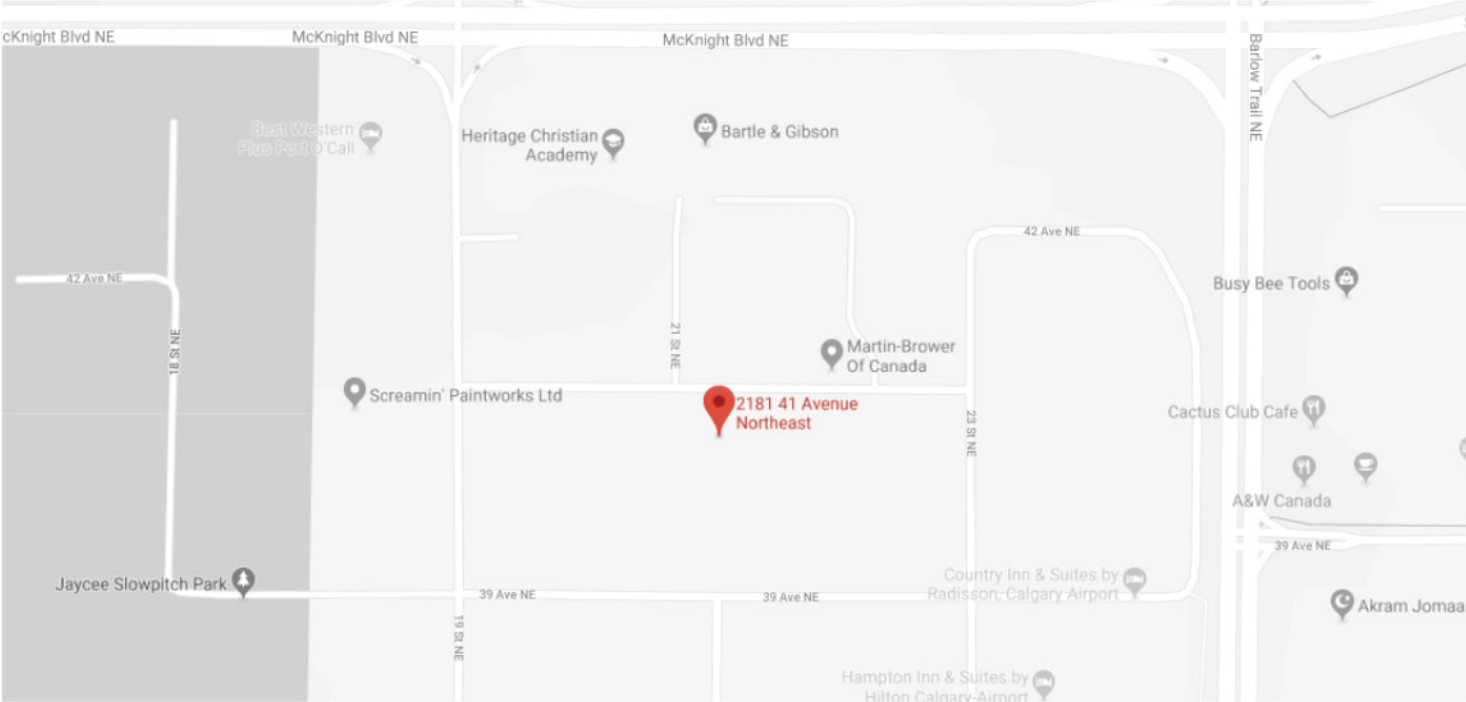


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**LOCATION**

2181 - 41 Avenue NE



**OUTSIDE VIEW**

