



FOR LEASE

AIRPORT CROSSING WAREHOUSE
10221 15 STREET NE

**BUILDING 1
UNIT 12**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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8,030 SF
AVAILABLE IMMEDIATELY

enrightcapital.com





AIRPORT CROSSING WAREHOUSE
10221 15 STREET NE



LEASE INFORMATION

Area	8,030 SF
Office Buildout	+/- 2,300 SF
Basic Rent	\$10.25 PSF, As Is \$10.75 PSF, With Grade
Additional Rent (2020)	Op Cost: \$1.42 PSF Property Tax:* \$2.10 PSF Mgmt Fees: \$0.53 PSF \$4.04 PSF
Possession	Immediately

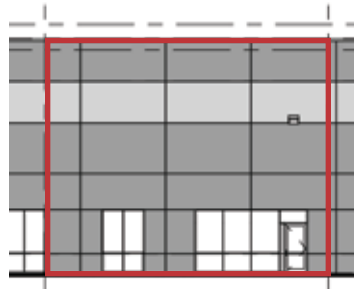
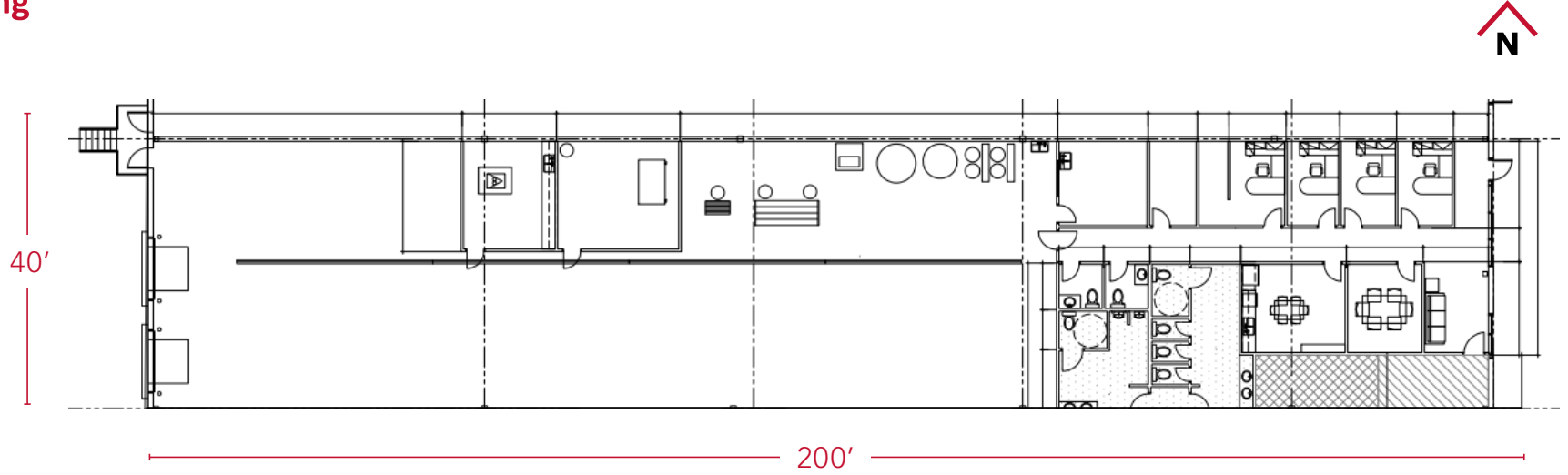
* Based on City of Calgary 2020 Mill Rate

ADDITIONAL DETAILS

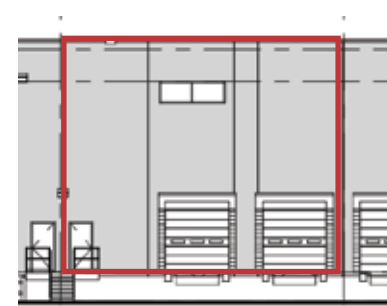
- » Located at the intersection of Airport Trail and Deerfoot Trail, directly north of the Calgary International Airport
- » Proximity to hotels and amenities, including a full service restaurant and bar
- » Excellent transit service via Route 119
- » Clean, functional premises in Class "A" industrial building

SPECIFICATIONS

Year Built	2014
Zoning	IG – General Industrial
Office Buildout Details	Flexible office build out with reception, several offices, lunch room, locker room, storage and multiple bathrooms
Loading	Two 9' x 10' dock level doors (35,000 lbs)
Exterior Walls	9" Insulated full height precast panels (R-19)
Clear Height	28' to underside of joist
Lighting	T5H0 with motion sensors
Electrical Service	400 amp, 347/600 volt, 3 phase
Sprinkler System	ESFR
Heating	Gas fired unit heaters with infra-red heaters in loading area
Dimensions	200' deep x 40' wide



FRONT



REAR

1 Floor plan may not be exactly as shown above. Please contact for specific details.

2 Information contained herein has been gathered from sources deemed reliable, but is not warranted as such. This offering may be altered or withdrawn at anytime without notice.



1 THE DISTRICT BY MELCOR:
MASTER PLANNED COMMUNITY

- McDONALD'S
- SUBWAY
- DAIRY QUEEN
- STARBUCKS
- KINJO SUSHI
- JIFFY LUBE
- 9ROUND KICKBOXING
- DAY SPA

2 TIM HORTONS

3 GOLD'S GYM

**4 STONE CREEK
ADVENTURE GOLF**

**5 PACINI ITALIAN
RESTAURANT**

**6 FREEPORT
FOOD & DRINK**

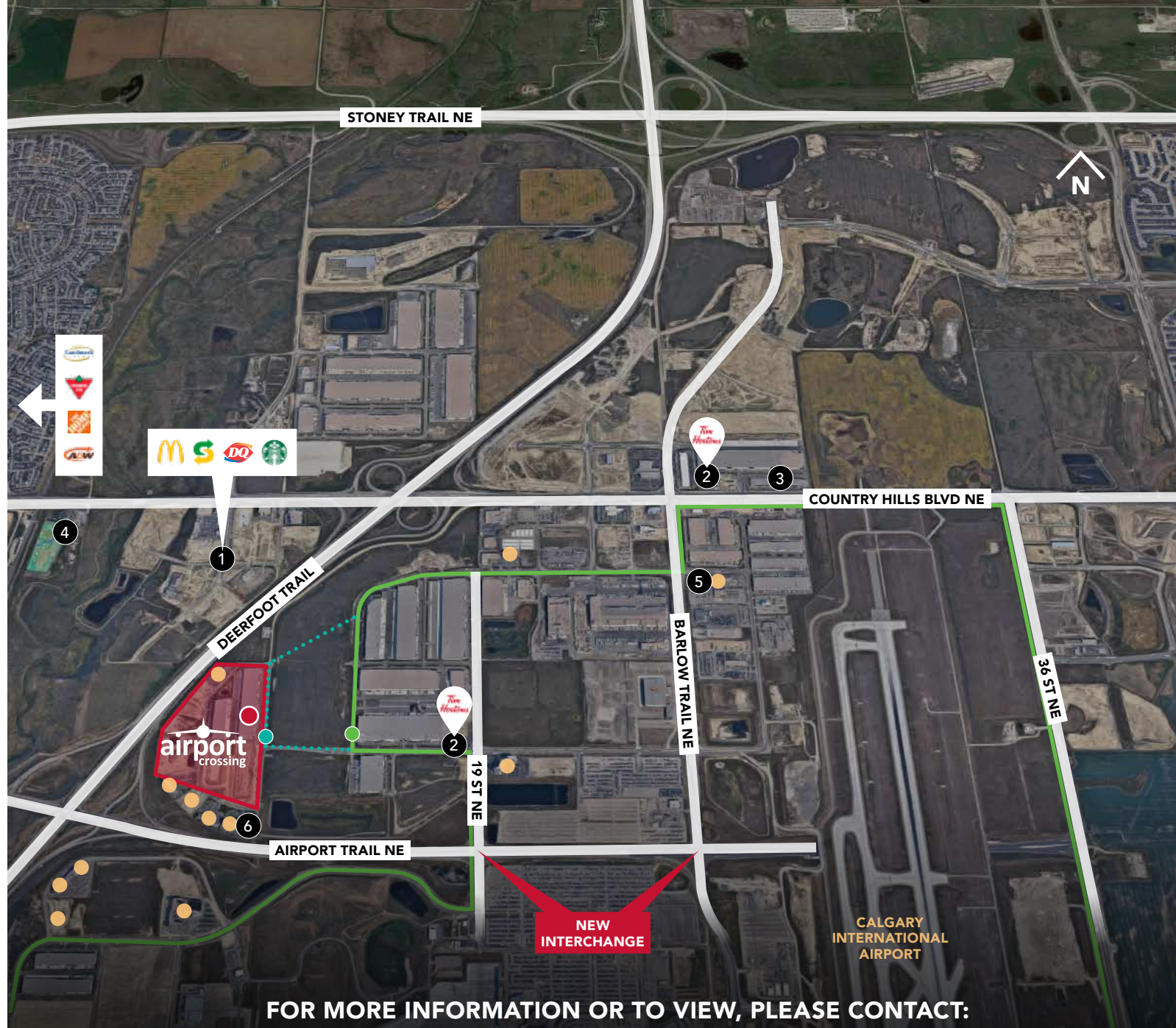
AIRPORT HOTELS

BUS ROUTE 119

BUS STOP

FUTURE BUS ROUTE

FUTURE BUS STOP



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