

FOR LEASE



AIRPORT CROSSING WAREHOUSE
10221 15 STREET NE

BUILDING 1
UNIT 16



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

19,072 SF
AVAILABLE IMMEDIATELY

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AIRPORT CROSSING WAREHOUSE
10221 15 STREET NE



LEASE INFORMATION

Area	19,072 SF
Office Buildout	3,000 SF
Basic Rent	\$10.00 PSF
Additional Rent (2020)	Op Cost: \$1.42 PSF Property Tax:* \$2.10 PSF Mgmt Fees: \$0.53 PSF \$4.04 PSF
Possession	Immediately

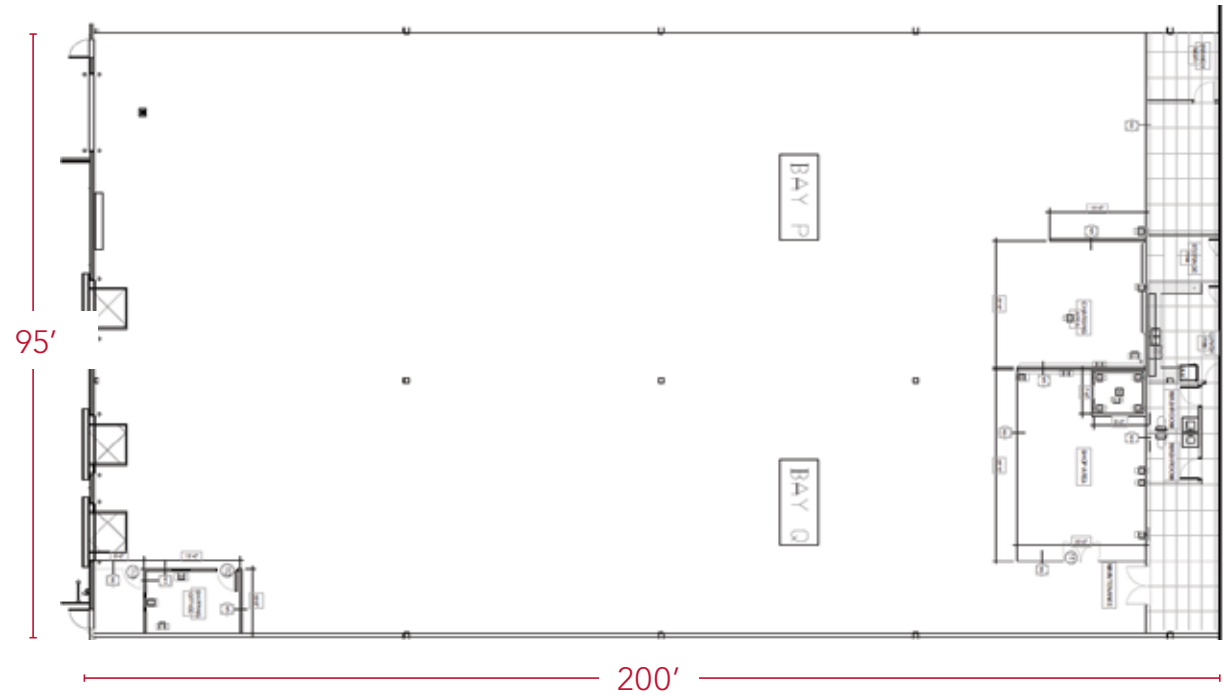
* Based on City of Calgary 2020 Mill Rate

ADDITIONAL DETAILS

- » Potential to demise into 8,030 / 11,042 SF or combine with adjacent bay to make 38,144 SF
- » 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	High quality office buildout complete with reception, lunch room/ kitchen, boardroom, offices, showroom and open concept seating area
Loading	Three 9' x 10' dock level doors (40,000 lbs), one 12' x 14' drive-in door
Exterior Walls	Insulated full height precast panels (R-19)
Clear Height	28' to underside of joists
Lighting	T5H0 with motion sensors
Electrical Service	200 amp, 347/600 volt, 3 phase
Sprinkler System	ESFR
Heating	Gas fired unit heaters in warehouse, with infra-red heaters in loading area
Dimensions	200' deep x 95' 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 This offering may be altered or withdrawn at anytime without notice.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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