



Palliser
Realty & Management Corp.



FOR LEASE

9,015 sq. ft.

Airways

4118 & 4120 - 23 Street NE
Industrial

Jeff Buziak

403-807-2183
jeff@palliserrealty.com

Palliser Realty & Management

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Property Details



Airways

4118 & 4120 - 23 Street NE

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 8 Block 8 Plan 7410187
ZONING:	I-G
BAY SIZE:	9,015 sq. ft.
WAREHOUSE:	7,336 sq. ft.
OFFICE:	1,679 sq. ft.
ELECTRICAL:	200 amps at 600 volts
MECHANICAL:	Roof Top Units/Unit Heaters
LOADING:	DI 12' x 14' (1) & DK 12' x 14' (1)
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$10.00 per sq. ft. net
PROPERTY TAX:	\$4.20 per sq. ft. (2026 Budget)
OPERATING COST:	\$3.91 per sq. ft. (2026 Budget)
AVAILABLE:	Immediate

FEATURES

- Central NE location – Barlow/McKnight Blvd
- Flexible dock & drive-in loading
- Upgraded electrical service
- Renovated offices
- Floor drain



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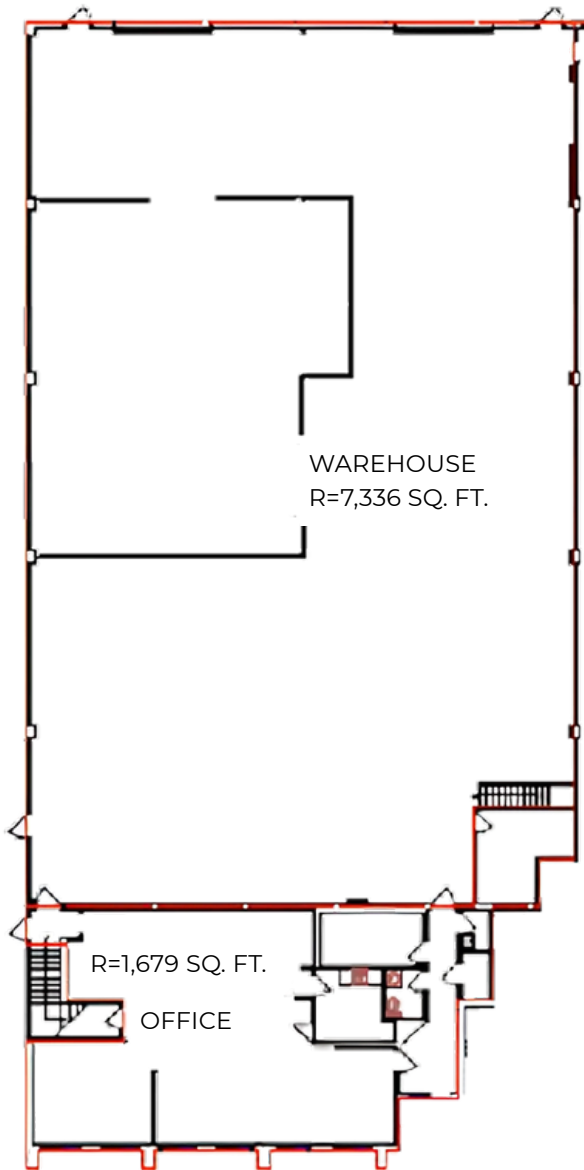
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Floor Plan



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MAIN FLOOR PLAN

Total Rentable: 9,015 sq. ft.

Main Floor Office: 1,679 sq. ft.

Warehouse: 7,336 sq. ft.



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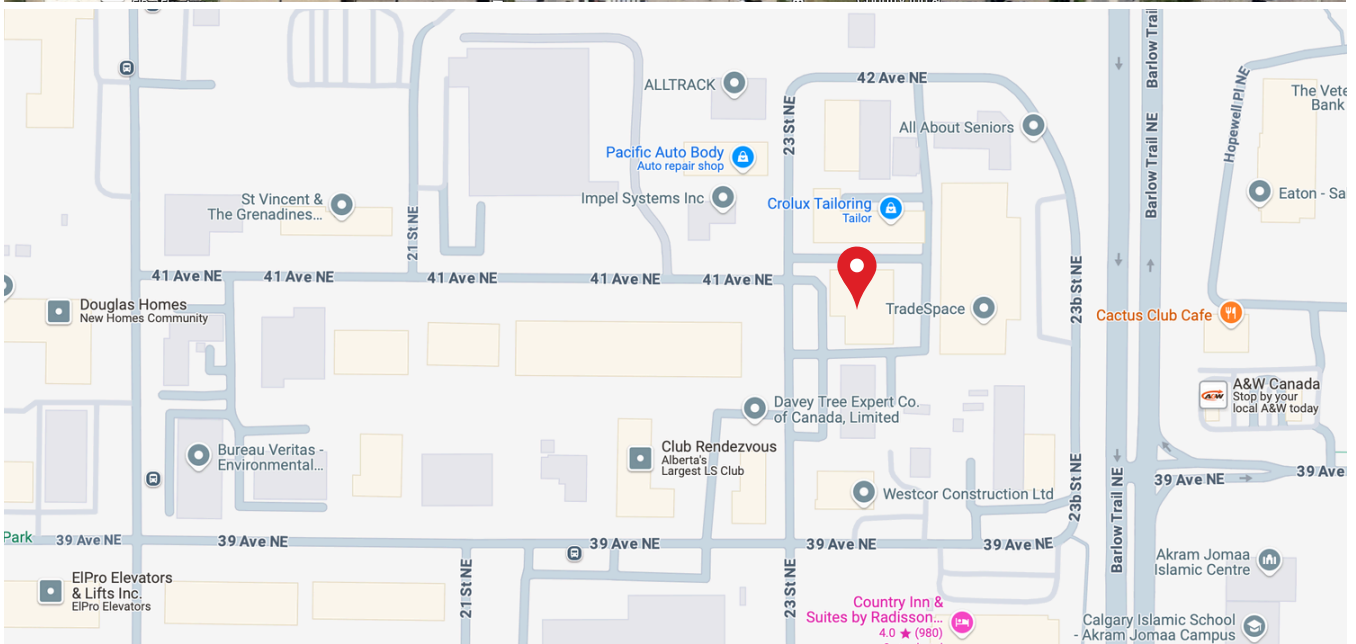
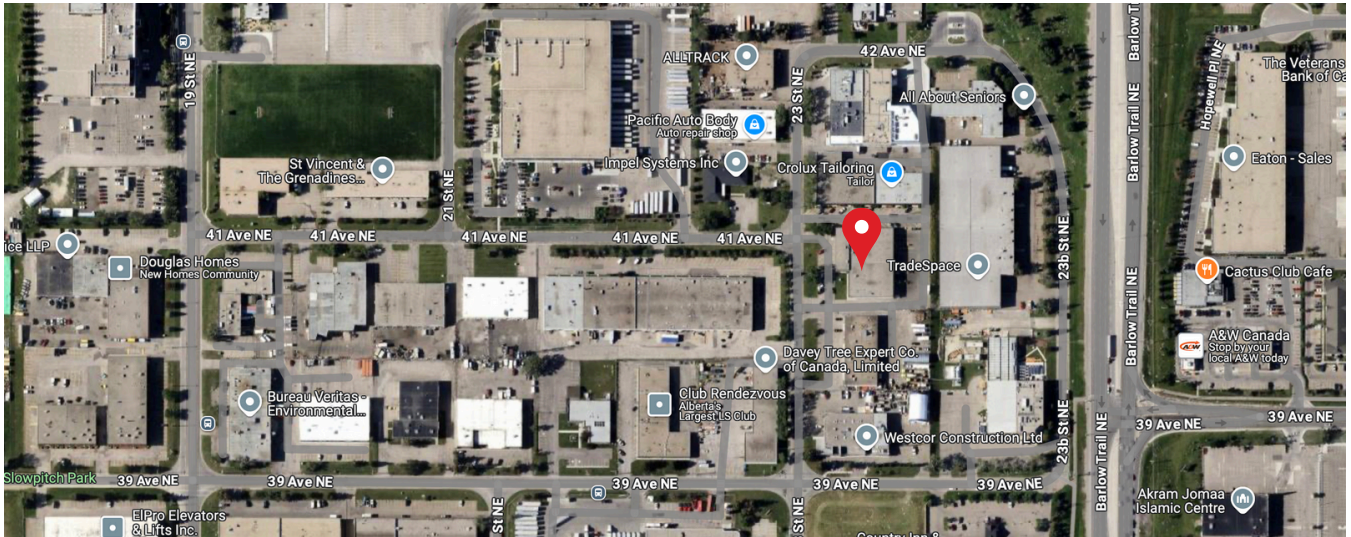
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