



# FOR LEASE

AIRPORT CROSSING

**BUILDING 2, UNIT 23**  
**6,455 SF**

AVAILABLE  
APRIL 1, 2023

112 FREEPORT  
CRESCENT NE

[AIRPORTCROSSING.COM](http://AIRPORTCROSSING.COM)





## 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



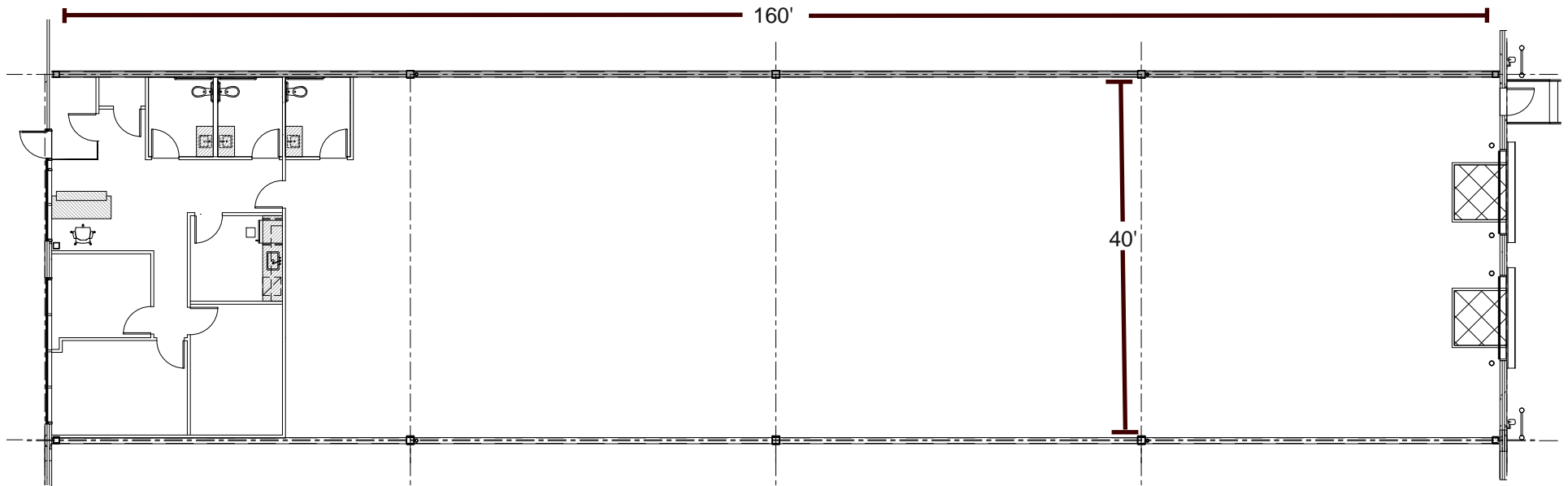
## SPECIFICATIONS

<b>Year Built</b>	2014
<b>Zoning</b>	IG - General Industrial
<b>Office Buildout Details</b>	Flexible office build out, 3 offices, lunch room, and 3 washrooms (2 office & 1 warehouse)
<b>Loading</b>	Two 9' x 10' dock level doors (mechanical levelers - 35,000 lbs)
<b>Exterior Walls</b>	9" thick insulated full height precast panels (R-19)
<b>Clear Height</b>	28' to underside of joists
<b>Lighting</b>	T5H0 with motion sensors
<b>Electricity</b>	200 amp, 347/600 volt, 3 phase
<b>Sprinklers</b>	ESFR
<b>Heating</b>	Gas fired unit heaters in warehouse, with infra-red heaters in loading area
<b>Dimensions</b>	160' deep x 40' wide

## LEASE INFORMATION

Unit	Possession	# of Bays	Sq. Ft	Office	Basic Rent	Additional Rent (2023 EST)
Building 2 Unit 23	April 1, 2023	1 Bay	6,455 SF	+/- 1,060 SF	\$13.00, 2.5% annual escalations	OPC: \$1.72 PSF Management Fee: \$0.74 PSF Property Tax: \$3.72 PSF Total: \$6.18 PSF

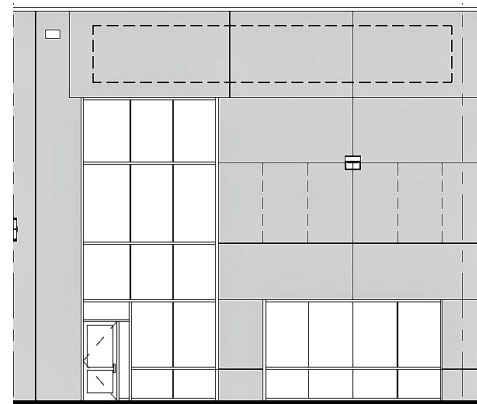
Trailer Drop/Storage - \$150 Per Drop / Per Month \*Rate does not include Trailer/Storage Rent



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AVAILABLE APRIL 1, 2023

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 This offering may be altered or withdrawn at anytime without notice.



**FRONT**



**BACK**



**1 THE DISTRICT BY MELCOR:**

- 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**

**7 COUNTRY HILLS**

**● AIRPORT HOTELS**

**— BUS ROUTE 119**

**○ BUS STOP**

**⋯ FUTURE BUS ROUTE**

**○ FUTURE BUS STOP**





**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CONTACT**

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