



**2128 Pegasus Way NE, Calgary**

**Warehouse/Office with yard for Lease**

# Listing Details

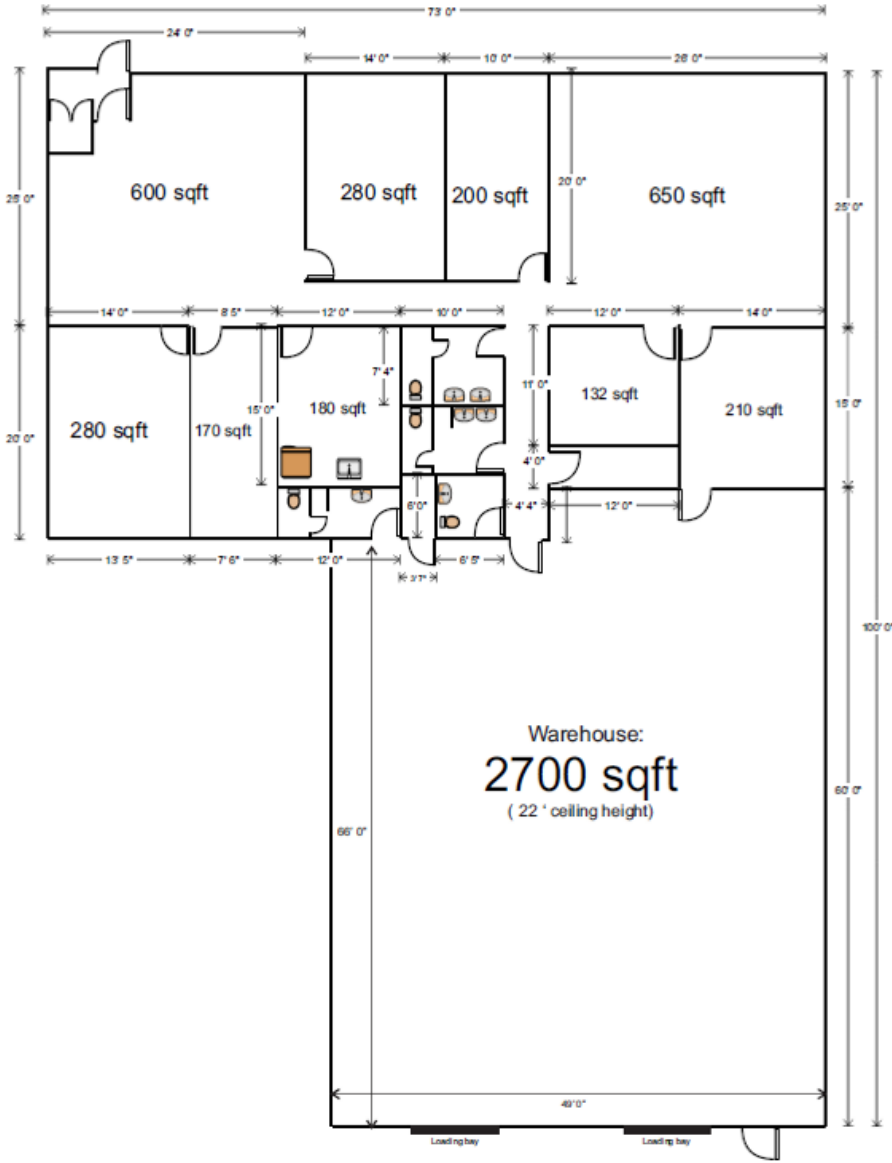
Access	Quick access via McKnight Blvd NE Deerfoot Tr. NE, Barlow Tr. NE Close to airport
Zoning	I-G
Area	3,200 sq. ft. office <u>2,700 sq. ft. warehouse</u> <b>5,900 sq. ft.</b>
Yard	7,500 sq. ft. (0.17 acre) fenced
Loading	1x drive-in 12' x 14' 1x dock 10' x 12'
Power	200 amp (additional amperage available in the building)
Ceiling	20' clear clear
Mechanical	A/C offices, overhead heaters in warehouse
Lease Rate	\$14.00 psf
Op Costs	\$5.65 psf



## Floor Plan & Views

Lot 5, Block 3, Plan 8210969  
2128 Pegasus way NE Calgary, Ab T2E 8M5

5900 sqft total . 3200 sqft office , 2700 sqft warehouse, 7500 sqft fenced yard



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# LEASE

## Locator Map & Overview



Commercial Real Estate Services

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