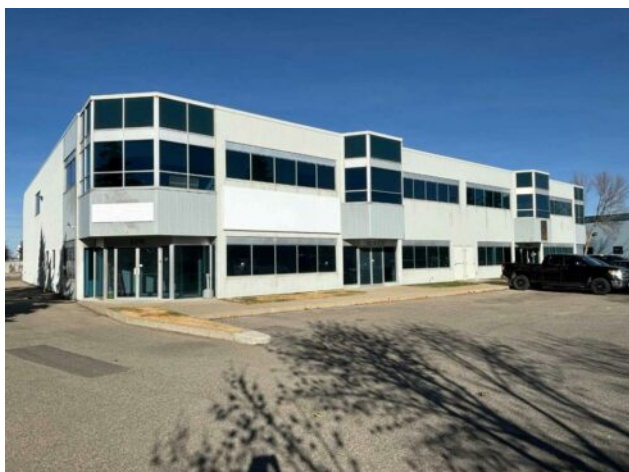


**1 & 2, 2220 Pegasus Way NE
Calgary, Alberta**

MLS # A2267887



\$14 per sq.ft.

Division: Pegasus

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,700 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.33 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

Exceptionally clean office warehouse space for lease. Main Floor office space features a functional layout with 3 private offices, boardroom, reception and kitchenette. The Second floor features another 5 private offices and open work area. The warehouse portion is extremely clean with epoxy floors, a 5 ton crane and make up air unit. Space also comes with an exterior fenced yard storage area of 4,800 Square feet, and a Quonset of 2,800 square feet.