



**GRASSROOTS**  
REALTY GROUP

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**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:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.33 Acres

**Lot Feat:** -

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.