



FOR SUBLEASE

# 2100

78 Avenue NE,  
McCall North Trade Park - Bldg A

Unit 1 – 4,723 sf

Available immediately

4,723 SF

TOTAL SQ FT - BLDG A



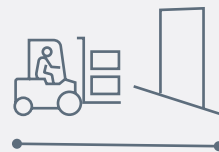
3

DRIVE- IN DOORS



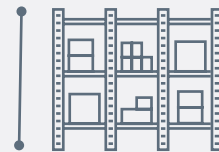
3,765 SF

WAREHOUSE AREA



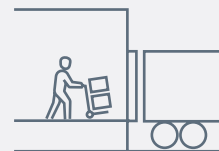
21' 11"

CEILING HEIGHT



4

DOCK DOORS



## Building Details

- Located on YYC Airport Lands
- Access to airside and cargo apron
- Office area includes a front counter, an open area, two washrooms and a kitchen area
- New roof completed in 2023

## Specifications

OFFICE	958 SQ FT
WAREHOUSE	3,765 SQ FT
TOTAL SQ FT	4,723 SQ FT
TERM	Negotiable
CEILING HEIGHT	21' 11"
LOADING	<ul style="list-style-type: none"> <li>• 1 Drive-in loading parking lot access overhead door (8'W x 10' H)</li> <li>• 4 Dock loading parking lot access overhead door with leveller (8'W x 10' H)</li> <li>• 1 Drive - in loading airside access overhead door (10'W x 10' H)</li> <li>• 1 Drive-in loading airside access overhead door (14'W x 14' H)</li> </ul>
HVAC	Unit heaters (Warehouse) Rooftop HVAC (Office)
SPRINKLER	Standard
LIGHTING	Metal Halide (Warehouse) Fluorescence (Office)
INTERNET	Telus, Copper only; No Fibre
POWER	100 AMPS/240 VOLTS/ 3 PHASE
ZONING	S-C RI (Special Purpose - City and Regional Infrastructure)

ADDITIONAL RENT

Call for Details

ASKING RATE

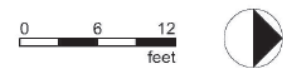
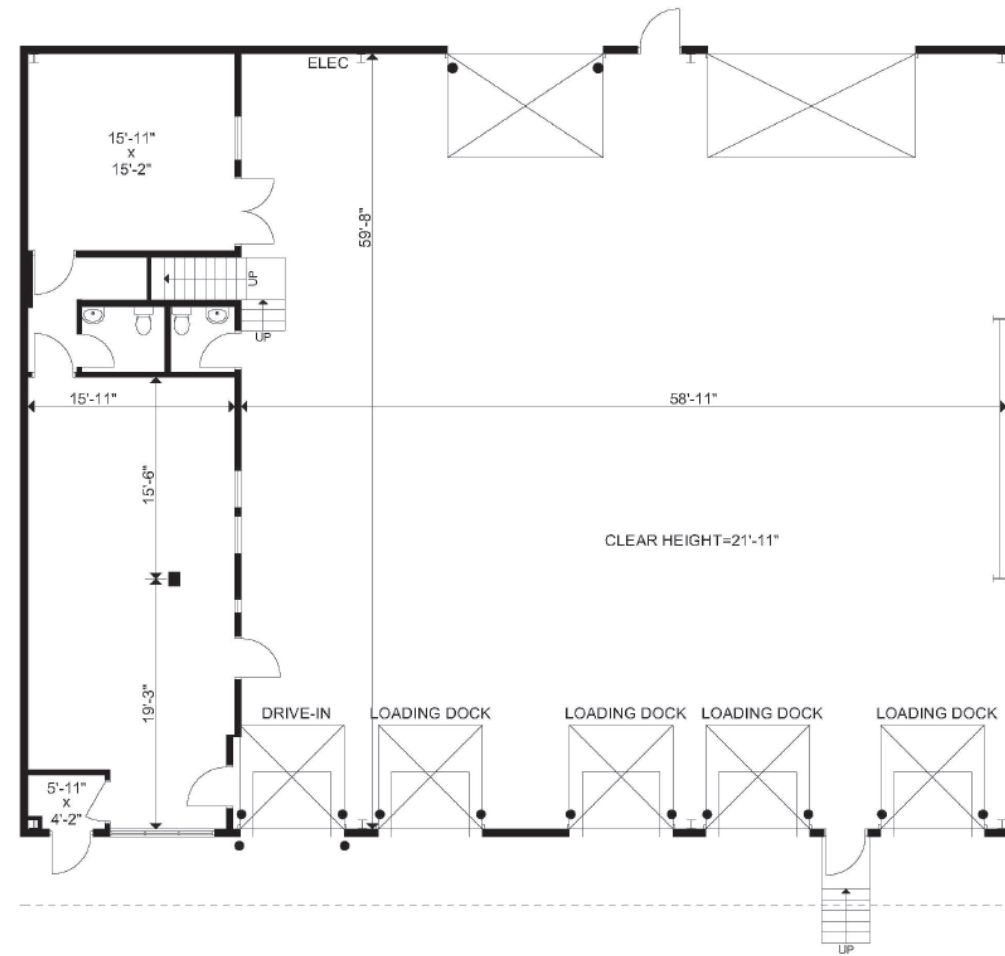
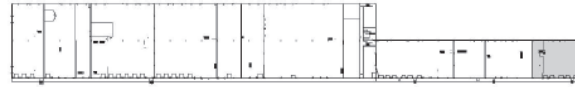
Call for Details





McCall North Trade Park - Building A

# Floor Plan



Well-connected  
to various  
access points.

- Located on YYC Airport Lands
- Access to airside and cargo apron





## A leader in Canadian property management.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



# 69M+

SQ.FT. OF ASSETS MANAGED  
/ 40% FOR 3RD PARTY CLIENTS

(as of December 31, 2023)



# 443

PROPERTIES MANAGED  
ACROSS CANADA



# 950+

EMPLOYEES IN  
CANADA



Let's get in touch.

DARCY PAYNE  
Leasing, Manager

BentallGreenOak (Canada) Limited Partnership, Brokerage

Suite 240, 640-5th Avenue SW  
Calgary, Alberta  
T2P 3G4

403 303 2483 | [darcy.payne@bgo.com](mailto:darcy.payne@bgo.com)

[bgo.com](http://bgo.com)



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