



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



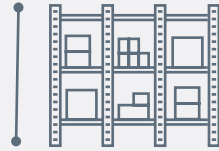
3,765 SF

WAREHOUSE
AREA



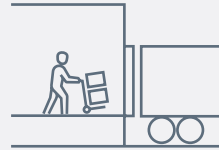
21' 11'

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">• 1 Drive-in loading parking lot access overhead door (8'W x 10' H)• 4 Dock loading parking lot access overhead door with leveller (8'W x 10' H)• 1 Drive - in loading airside access overhead door (10'W x 10' H)• 1 Drive-in loading airside access overhead door (14'W x 14' H)
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)

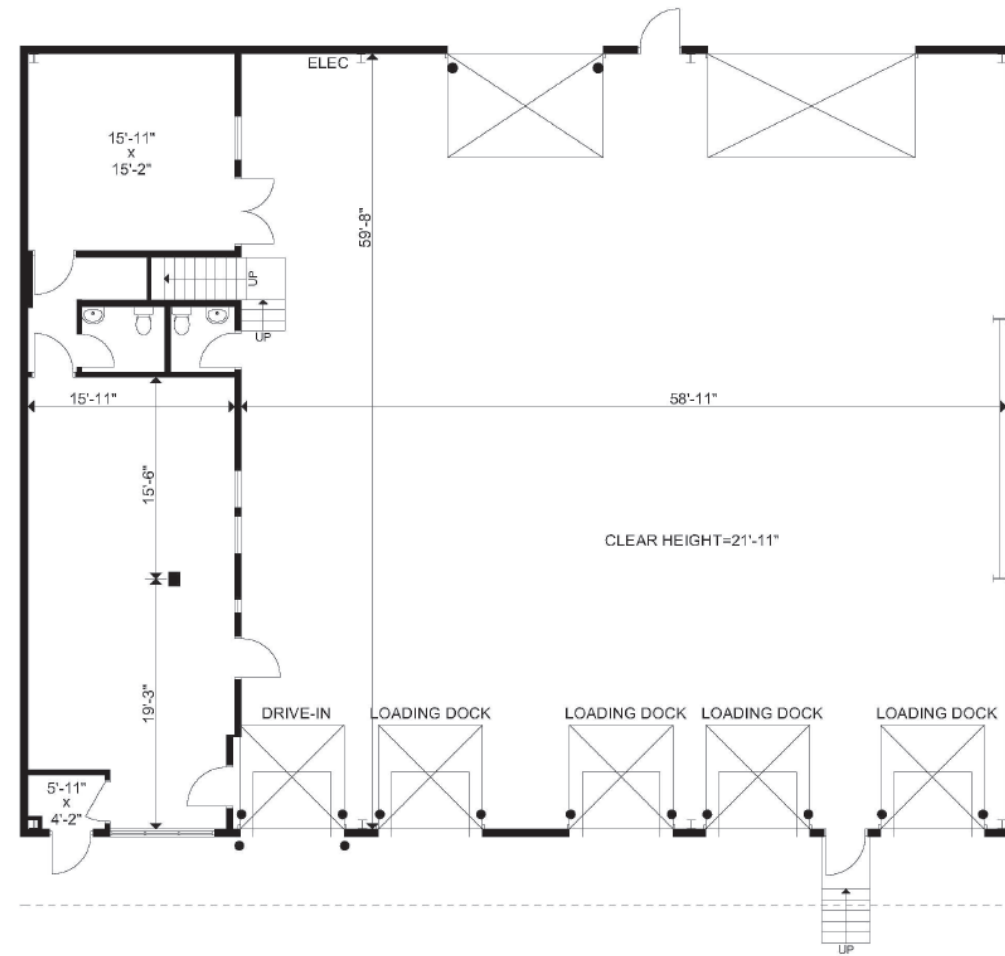
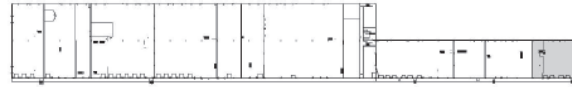
ADDITIONAL RENT
\$6.83 2025 estimate

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



Let's get in touch.

DARCY PAYNE
Leasing, Manager

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BGO
Properties