

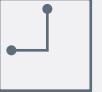
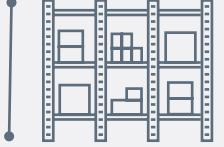


# 2100

78 Avenue NE,  
McCall North Trade Park - Bldg A

Unit 13 – 6,174 sf

Available Immediately

6,174 SF TOTAL SQ FT - BLDG A	
2 DRIVE-IN DOORS	
4,843 SF WAREHOUSE AREA	
21'11' CEILING HEIGHT	
1 DOCK DOORS	

## Building Details

- Located on YYC Airport Lands
- Access to airside and cargo apron
- Office area includes: two (2) offices, an open area, two washrooms and a kitchen area
- New roof completed in 2023

## Specifications

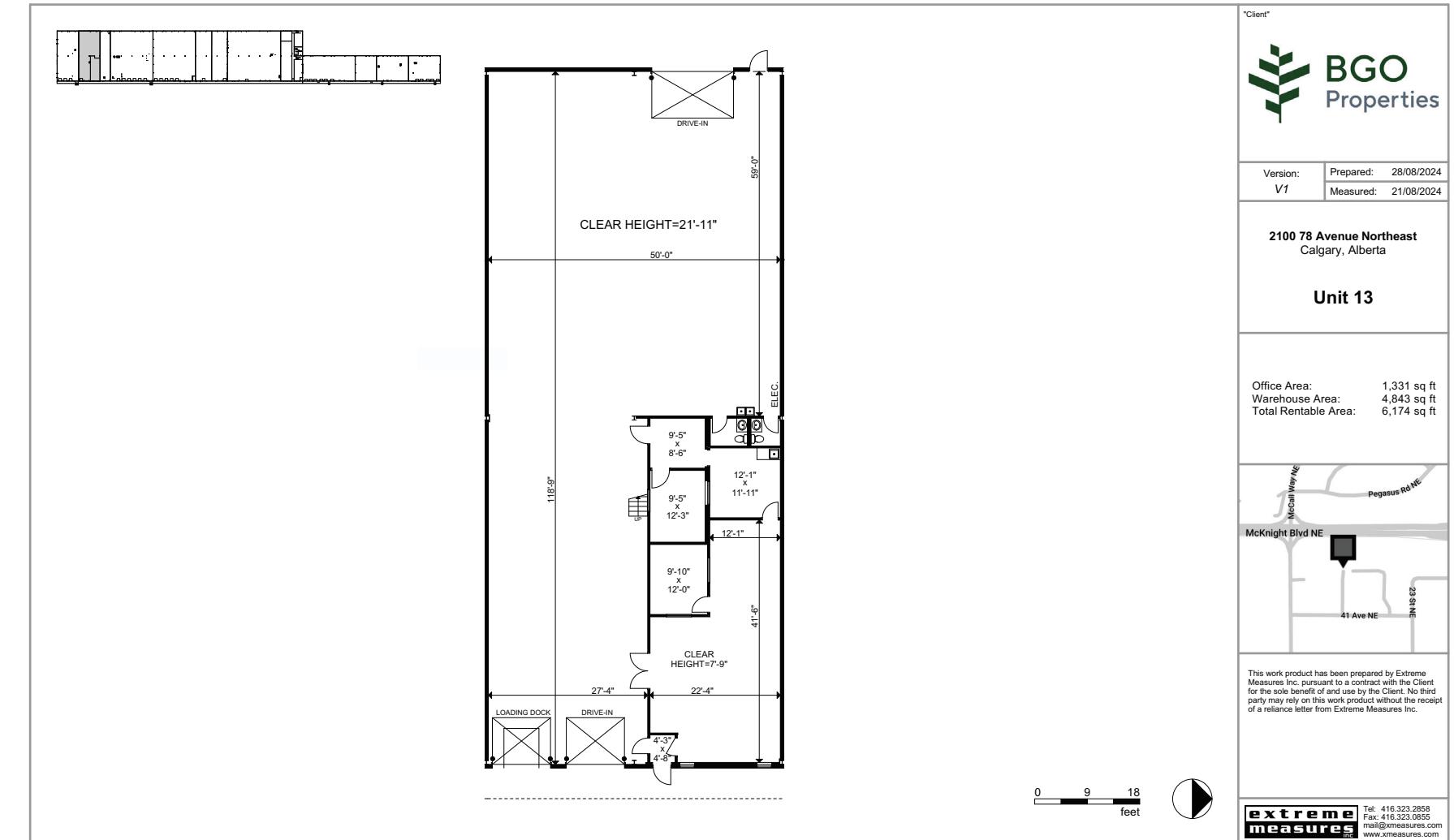
OFFICE	1,331 SQ FT
WAREHOUSE	4,843 SQ FT
TOTAL SQ FT	6,174 SQ FT
TERM	Negotiable
CEILING HEIGHT	21'11'
LOADING	<ul style="list-style-type: none"> <li>• Loading - ground side (1) - 10'W x 8'H wide drive-in door</li> <li>• 1 Dock loading door with leveller (10'W x 80'H)</li> <li>• Loading - apron side (12'W x 14'H) wide drive-in door with leveler</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  
\$6.81 2026 estimate

ASKING RATE  
Call for Details



# Floor Plan



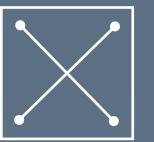
McCall North Trade Park - Building A



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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 September 30, 2025)



# 443

PROPERTIES MANAGED  
ACROSS CANADA



# 950+

EMPLOYEES IN  
CANADA



# 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

BentallGreenOak (Canada) Limited Partnership, Brokerage

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