



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



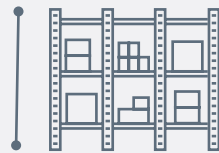
4,843 SF

WAREHOUSE
AREA



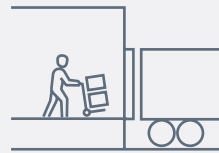
21' 11"

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">• Loading - ground side (1) - 10'W x 8'H wide drive-in door• 1 Dock loading door with leveller (10'W x 80'H)• Loading - apron side (12'W x 14'H) wide drive-in door with leveler
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

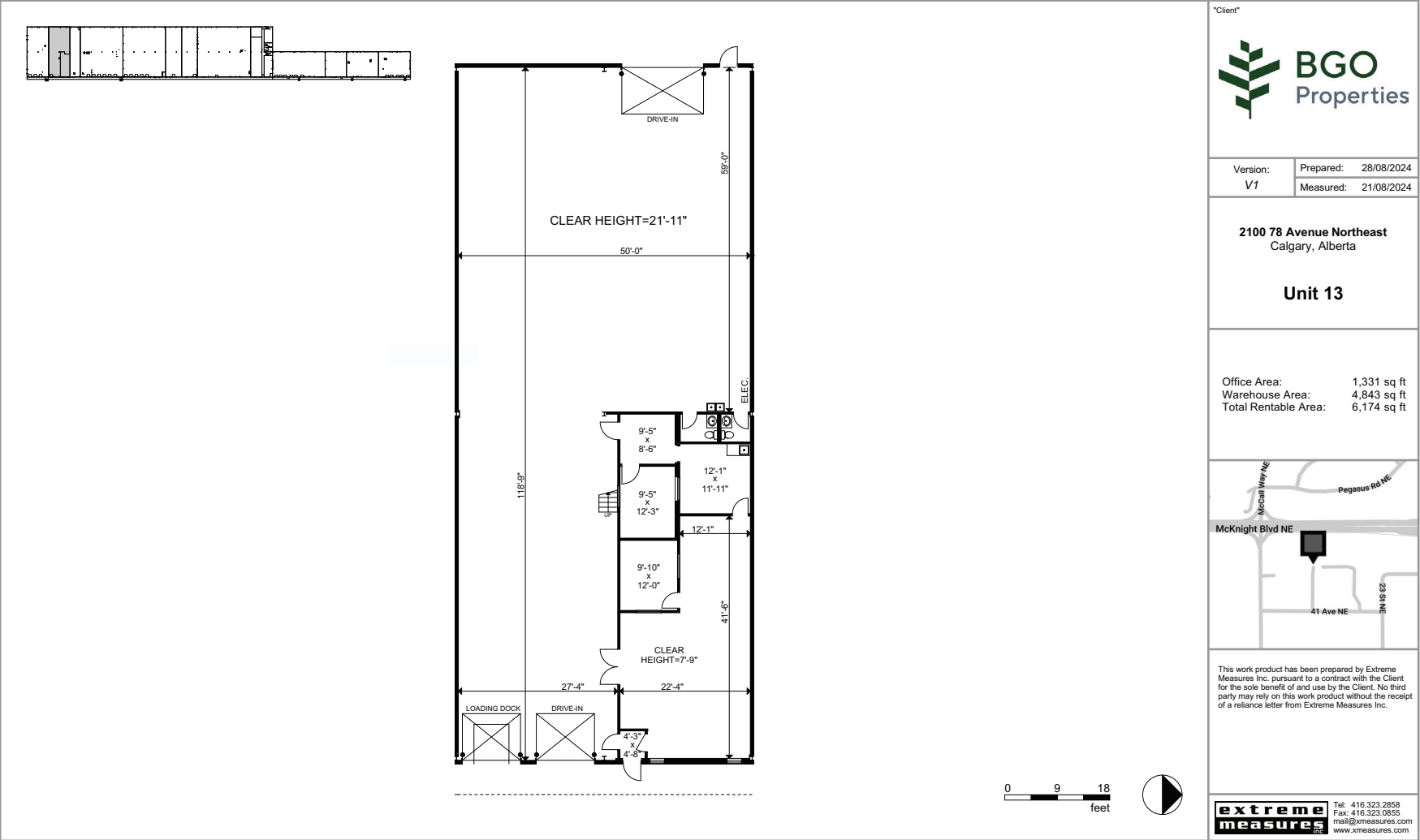
ASKING RATE
Call for Details





McCall North Trade Park - Building A

Floor Plan

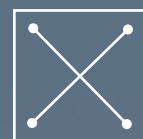




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69M+

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

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