

FOR SALE OR LEASE

# 2240 PEGASUS ROAD NE

Calgary, AB



**Lead Agents:**

**ZACK DARRAGH**

[zack.darragh@cushwake.com](mailto:zack.darragh@cushwake.com)

**BRAD PILLING**

[brad.pilling@cushwake.com](mailto:brad.pilling@cushwake.com)

**18,475 SF ON 0.92 ACRES**



## PROPERTY DETAILS

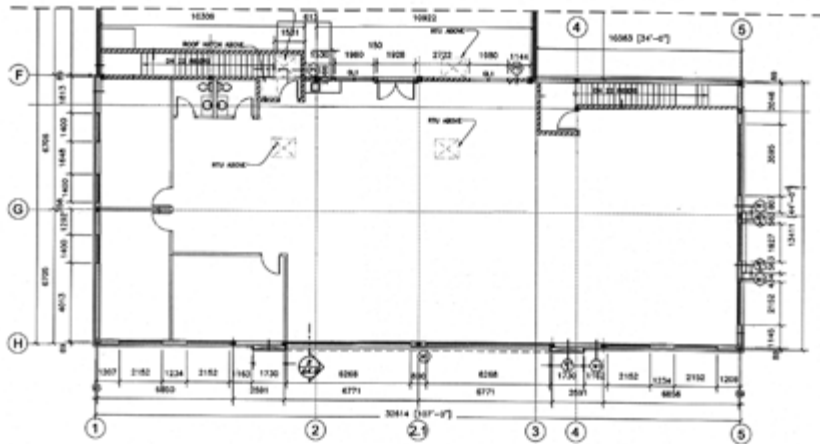
District:	Pegasus
Legal Description:	Plan 8210969, Block 2, Lot 4
Zoning:	I-G (Industrial General)
Site Size:	0.92 acres
Available Area:	± 18,475 sf
Office Area:	± 9,416 sf (over 2 floors)
Shop Area:	± 9,059 sf
Loading:	2 (12' x 14') drive-in doors with electric openers
Ceiling Height:	24' clear (to underside of joist)
Power:	800A, 600V
Heating:	Radiant tube in shop; RTU in office
Lighting:	T-5
Year Built:	2012
<b>Asking Price:</b>	<b>\$5,200,000</b>
<b>Lease Rate:</b>	<b>Market</b>
Property Taxes:	\$76,093.01 (2024)
Availability:	Negotiable

## HIGHLIGHTS

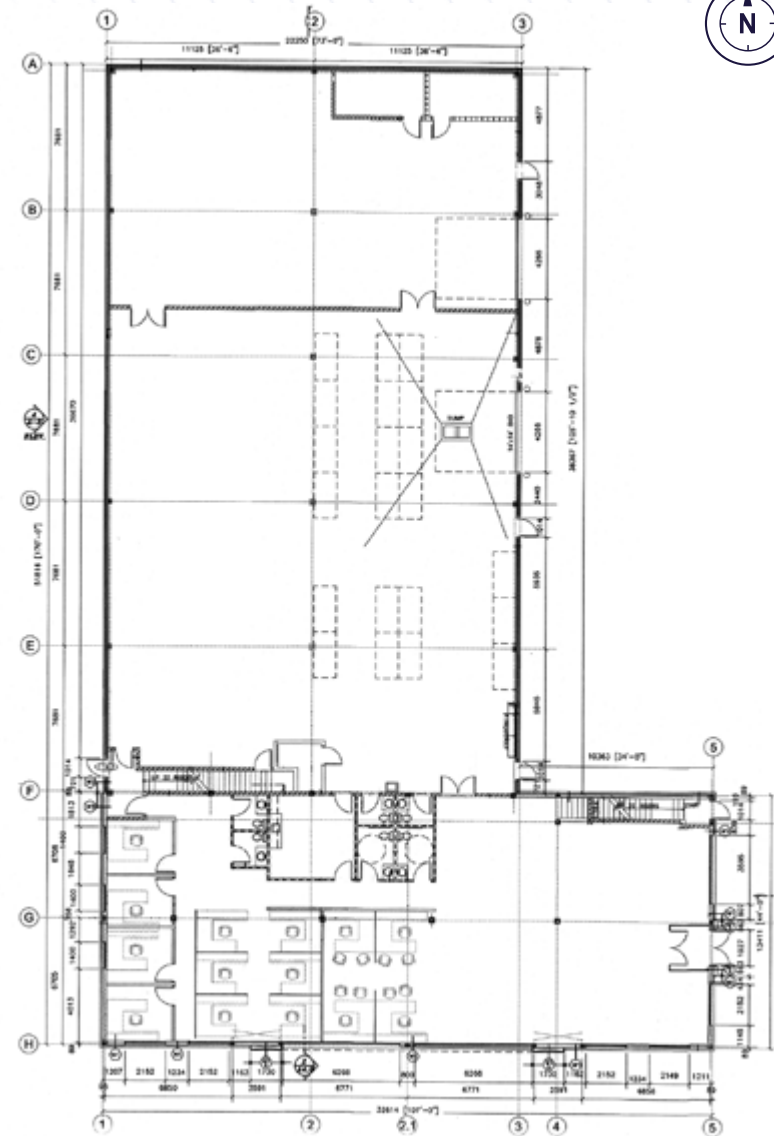
- Freestanding flex-industrial building
- Fully paved site
- Well built-out office over 2 floors
- Sump in the shop
- Heavy power
- Close proximity to the Calgary International Airport



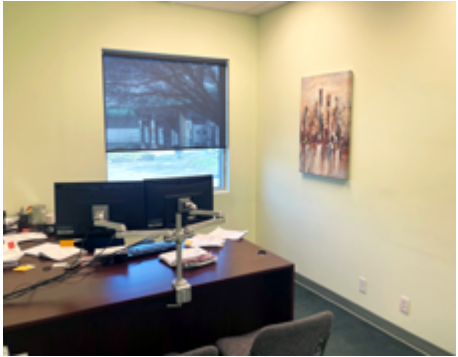
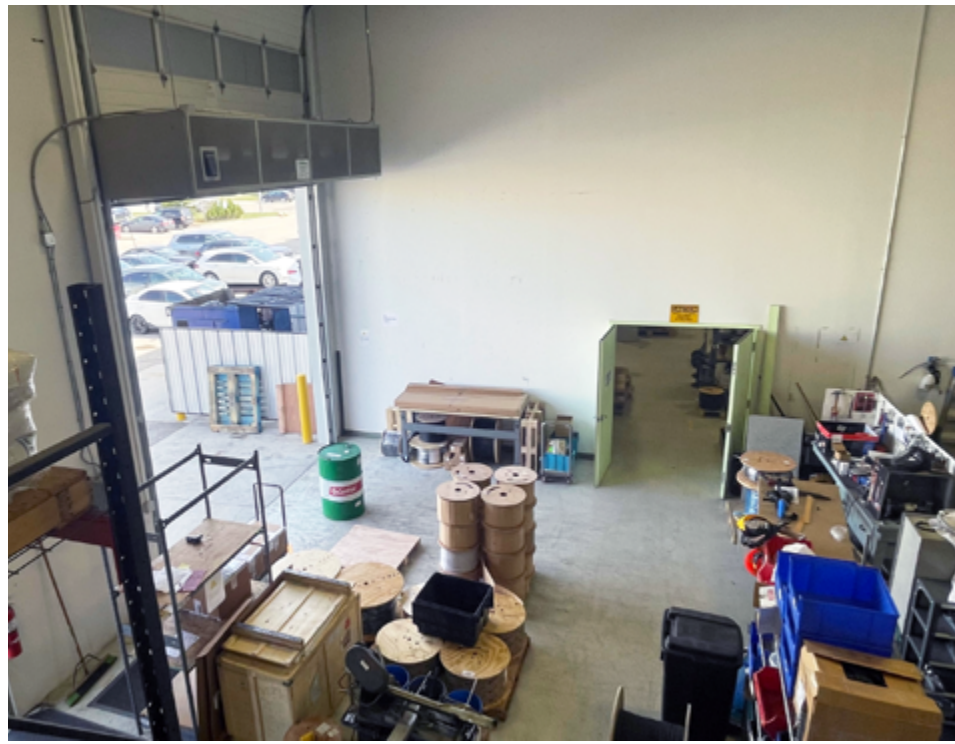
# FLOOR PLAN



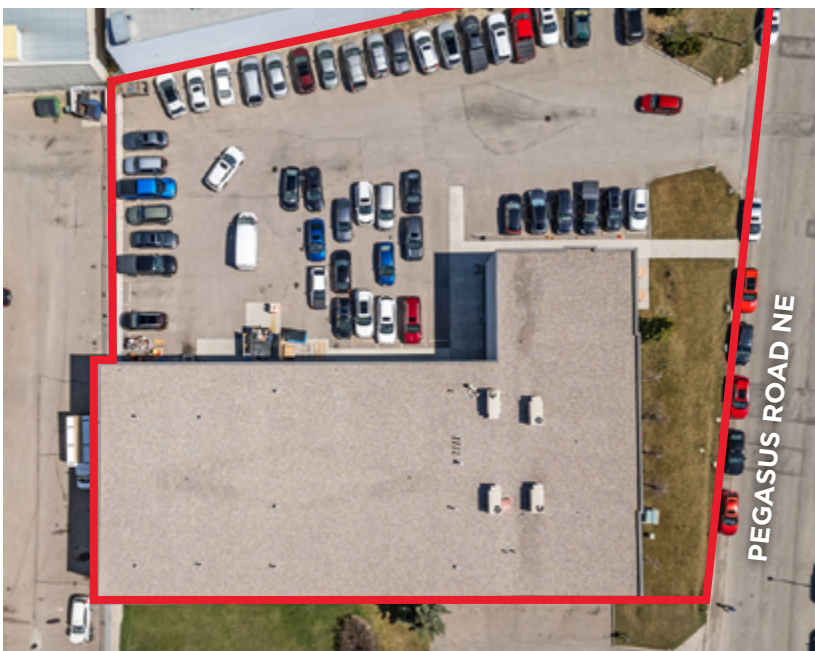
Second Floor



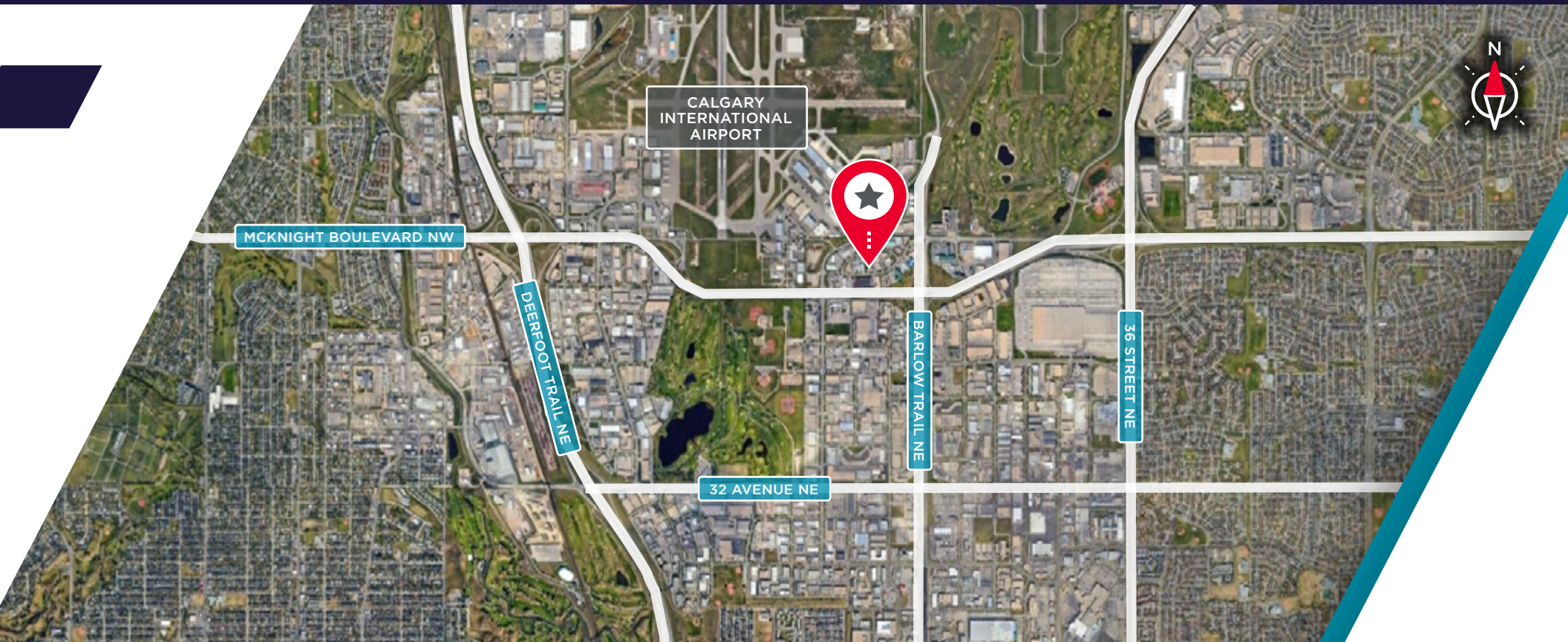
Main Floor



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



**For more information, please contact:**

**ZACK DARRAGH**

Vice President  
Industrial Sales & Leasing  
D: 403 261 1120  
C: 587 437 2595  
zack.darragh@cushwake.com

**BRENT JOHANNESSEN**

Vice President  
Industrial Sales & Leasing  
D: 403 261 1116  
C: 403 589 8600  
brent.johannesen@cushwake.com

**BRAD PILLING**

Vice President  
Industrial Sales & Leasing  
D: 403 261 1121  
C: 403 880 1419  
brad.pilling@cushwake.com

**JORDAN LEBLANC**

Associate Vice President  
Industrial Sales & Leasing  
D: 403 261 1166  
C: 403 660 5141  
jordan.leblanc@cushwake.com

**SAM HURL**

Associate  
Industrial Sales & Leasing  
D: 403 261 1115  
C: 403 630 7215  
sam.hurl@cushwake.com



**CUSHMAN & WAKEFIELD ULC**

250 - 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com