

# 2216 Pegasus Way NE



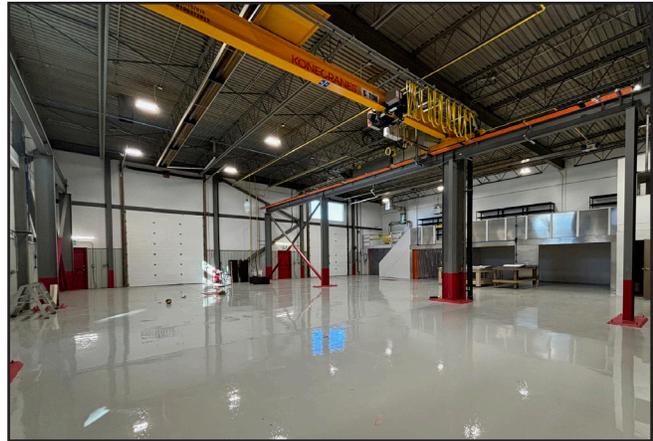
## FOR LEASE

### Property Features

**Total Size:** 8,700 sq.ft.  
**Main Floor Office:** 1,820 sq.ft.  
**Second Floor Office:** 1,820 sq.ft.  
**Warehouse:** 5,060 sq.ft.  
**Storage Mezzanine:** 720 sq.ft.  
**Yard:** 4,800 sq.ft.  
**Quonset:** 2,800 sq.ft.  
**Loading:** 2 Drive-In Doors (12' x 14')  
**Power:** 600 Amp  
**Ceiling:** 24' clear  
**Zoning:** I-G  
**Features:** Make Up Air- 3,000 CFM (TBV)  
2 x Sump  
1 x 5-Ton Crane

**Asking Rate:** Market  
**Op Costs:** \$6.62/sq.ft. (2025)

**Location:** Pegasus Industrial- Easy access to major routes such as: McKnight Blvd, Barlow Trail, Deerfoot Trail, 32nd Ave NE, 16th Ave NE and 36 St NE



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com

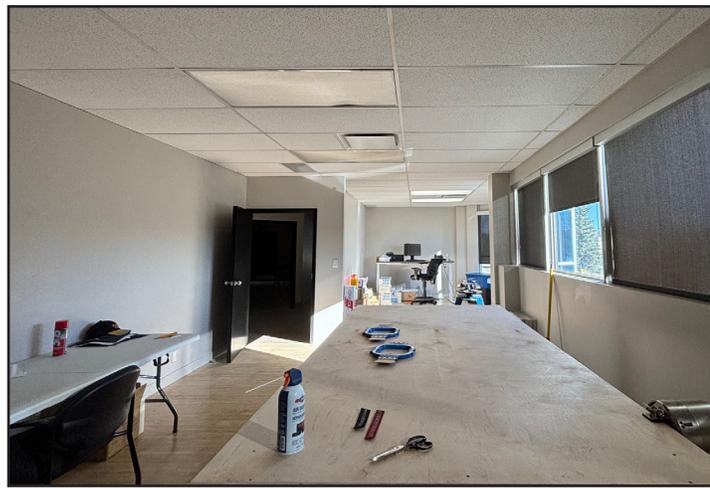
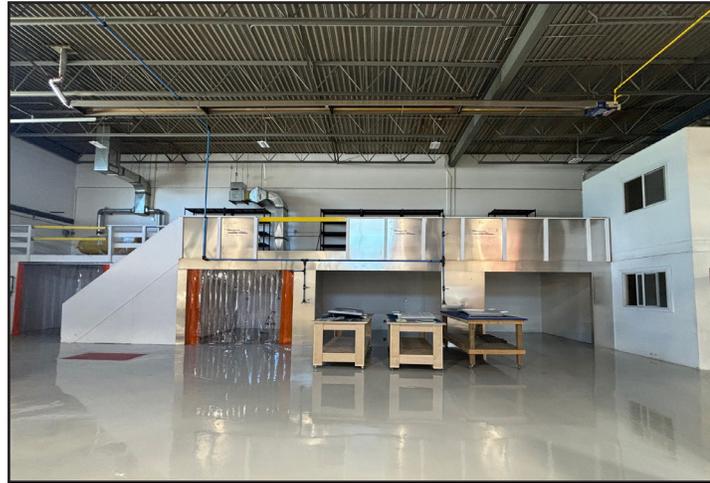
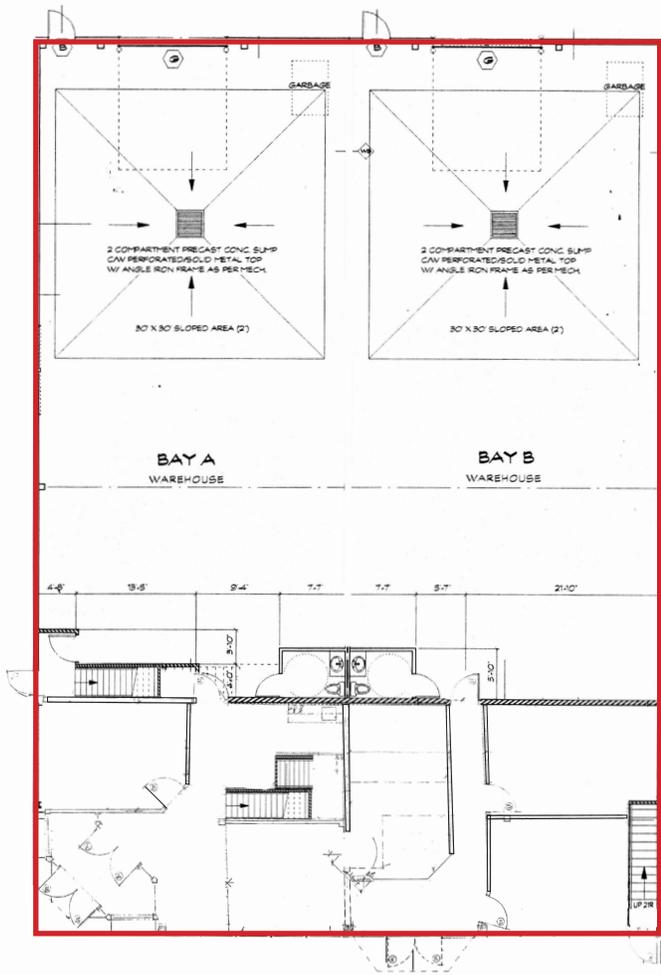
**Gerry Macdonald - Broker, CCIM**  
403-291-0425  
gm@cmsrealestateltd.com

**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
gmjr@cmsrealestateltd.com

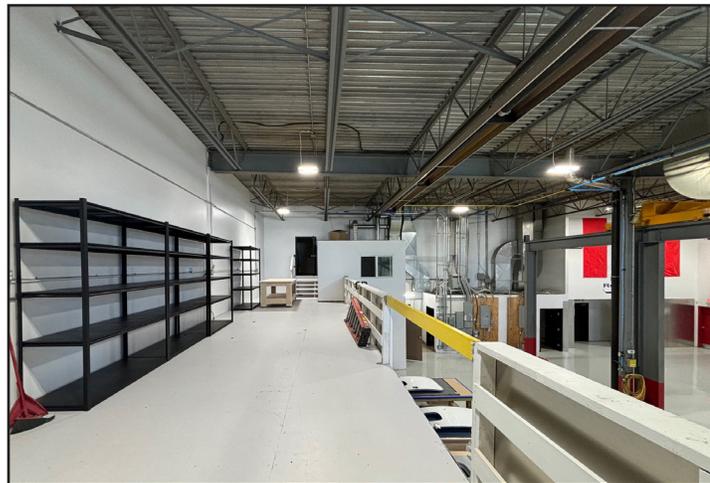
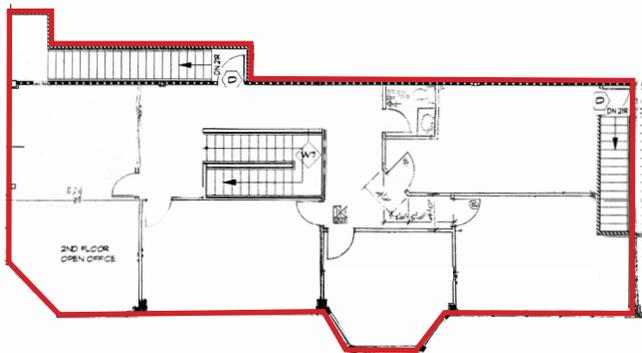
**Jessica Macdonald - Associate**  
403-219-0155  
jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

## MAIN FLOOR PLAN



## SECOND FLOOR PLAN



Note: These drawings are for visual reference only. Layouts and measurements are approximate and may vary.



### CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com

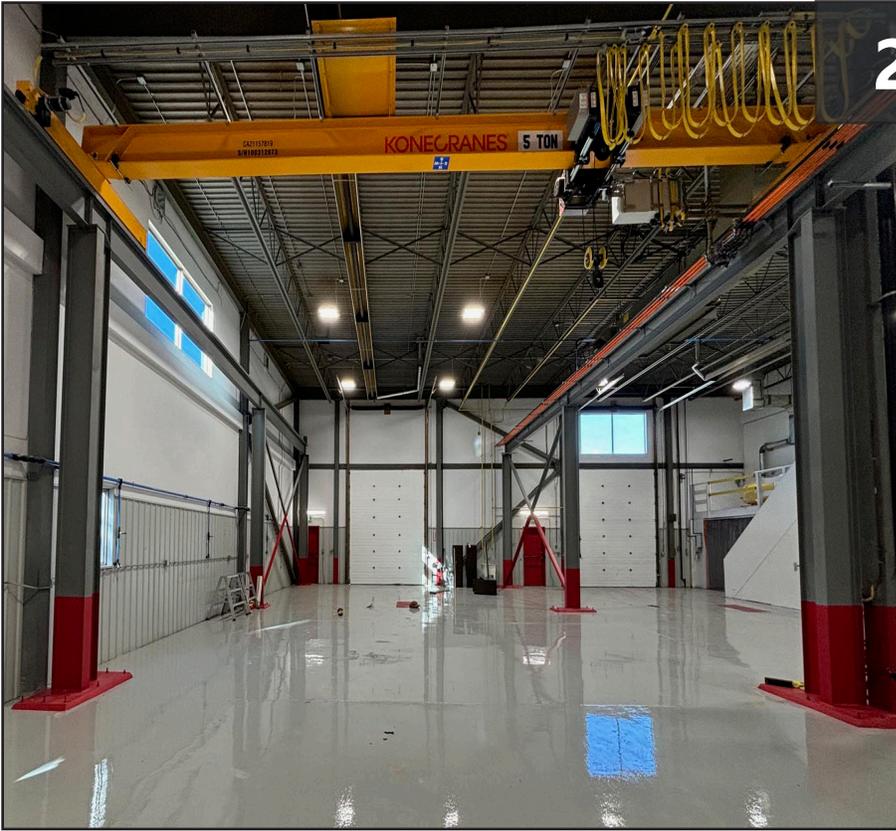
**Gerry Macdonald - Broker, CCIM**  
403-291-0425  
gm@cmsrealestateltd.com

**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
gmjr@cmsrealestateltd.com

**Jessica Macdonald - Associate**  
403-219-0155  
jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

# 2216 Pegasus Way NE



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 [www.cmsrealestateltd.com](http://www.cmsrealestateltd.com)

**Gerry Macdonald - Broker, CCIM**  
403-291-0425  
[gm@cmsrealestateltd.com](mailto:gm@cmsrealestateltd.com)

**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
[gmjr@cmsrealestateltd.com](mailto:gmjr@cmsrealestateltd.com)

**Jessica Macdonald - Associate**  
403-219-0155  
[jessica@cmsrealestateltd.com](mailto:jessica@cmsrealestateltd.com)

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."  
The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.