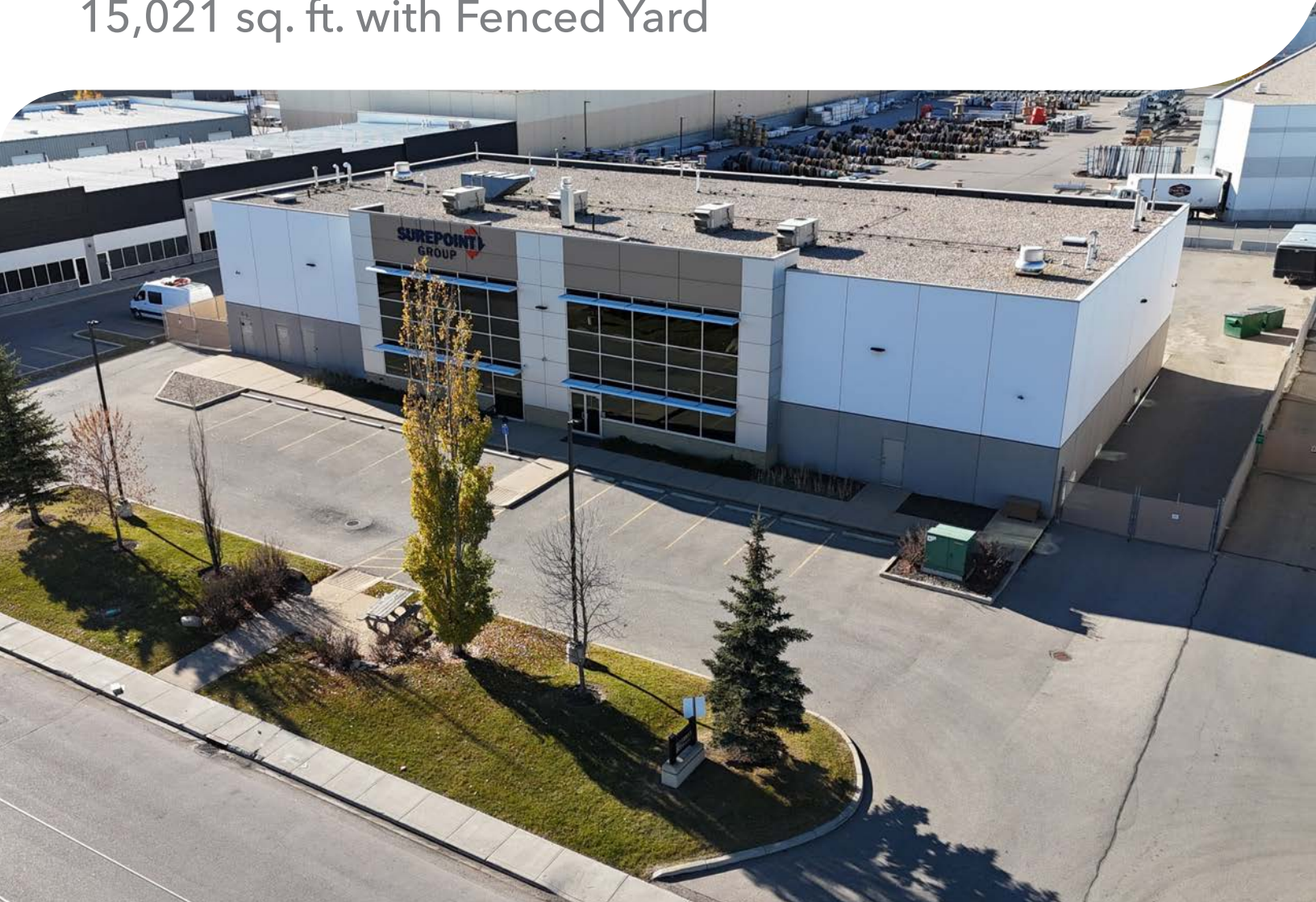


# FOR SUBLEASE



**10911 - 50th Street SE | Calgary, AB**  
15,021 sq. ft. with Fenced Yard



**'A' Class  
Construction**



**Dock &  
Drive-in Loading**



**Fenced &  
Secured Yard**



**Located in Eastlake  
Industrial Park**

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# PROPERTY DETAILS

## AVAILABLE AREA:

Main Floor Office: 1,627 sq. ft.  
Second Floor Office: 2,453 sq. ft.  
Warehouse: 10,941 sq. ft.  
Total: 15,021 sq. ft.

## SITE SIZE:

1.23 acres

## SUBLEASE NET RATE:

\$18.00 per sq. ft. per annum

## OPERATING COSTS:

\$8.63 per sq. ft. per annum (for 2025)

## SUBLEASE TERM:

June 30th, 2033

## YEAR OF CONSTRUCTION:

2011

## AVAILABILITY:

November 1st, 2025

## ZONING:

I-G (Industrial General)

## HEATING/HVAC:

4 rooftop HVAC units for office

## LIGHTING:

T5HO Fluorescent Lighting

## CRANE:

2 - 10 TON overhead bridge cranes

## HOOK HEIGHT:

19'9" clear

## CEILING HEIGHT:

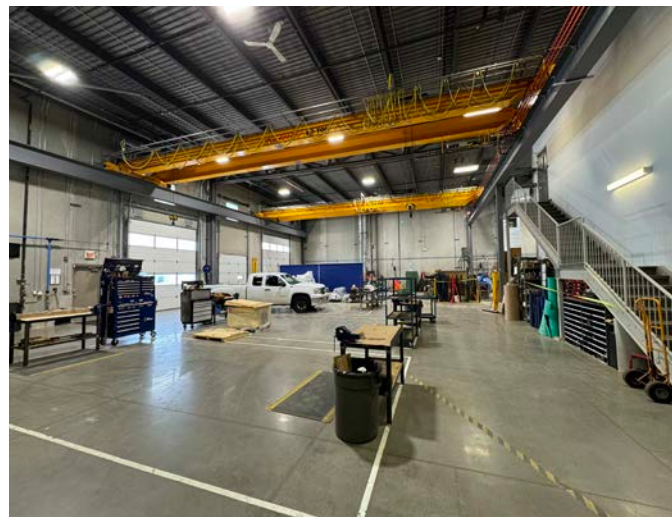
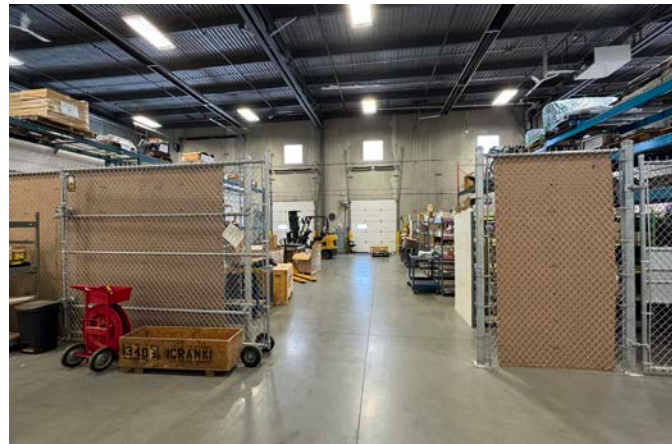
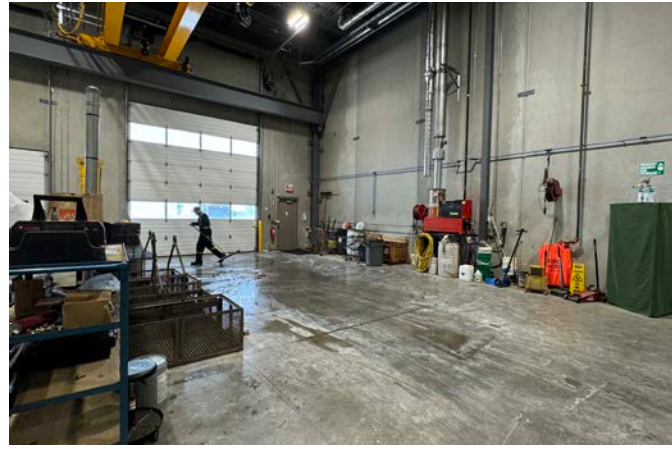
23'10" clear

## LOADING:

1 - 9' X 10' drive-in doors    2 - 14' X 16' drive-in doors  
2 - 9' X 10' dock door        1 - 12' X 14' drive-in door

## ELECTRICAL:

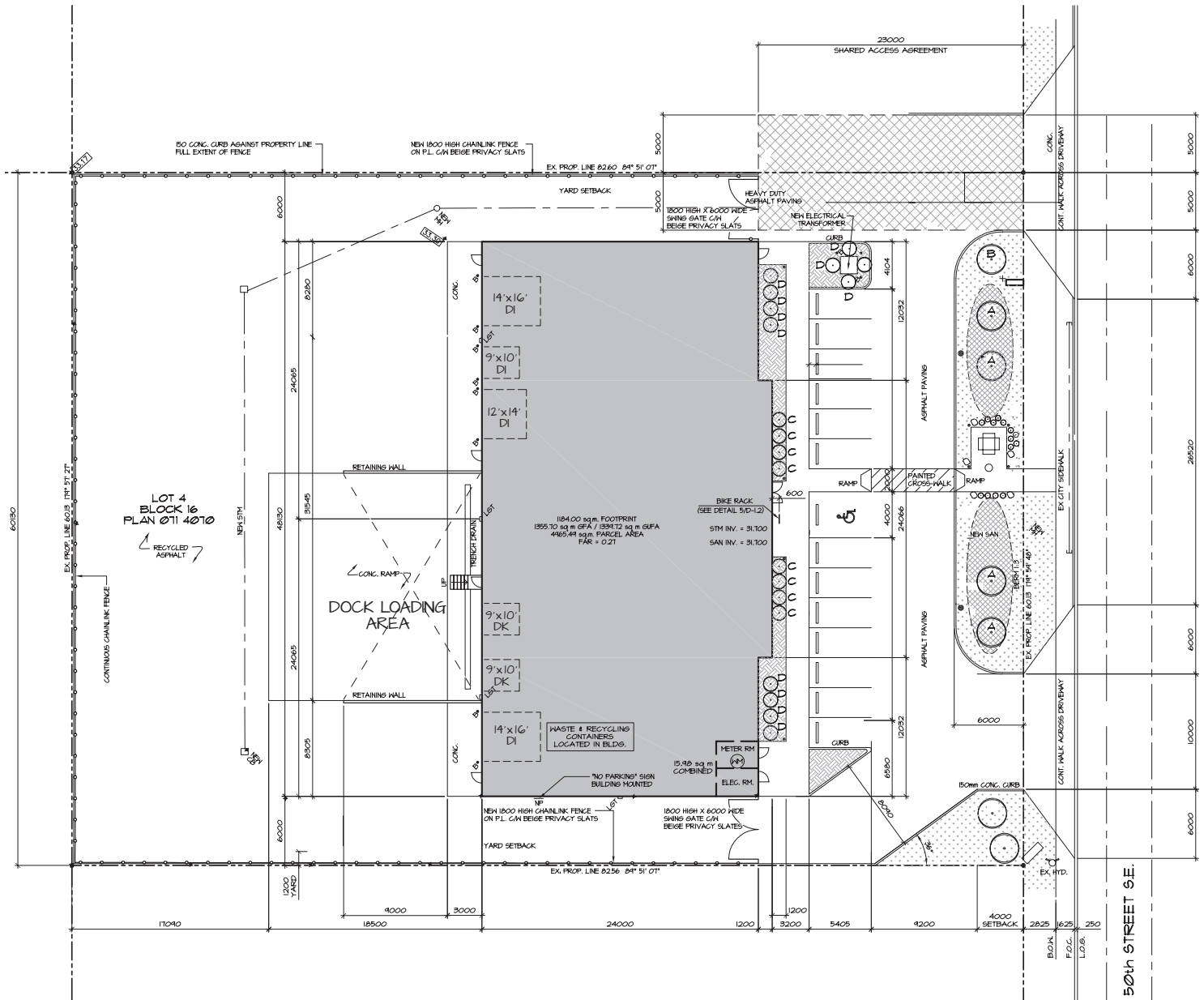
600 amps, 347/600 volts, 3 phase service  
120/208 volt step-down transformer  
& multiple sub-panels



## COMMENTS:

- » Clear span warehouse, no columns
- » CMDA sprinkler system
- » MUA with 16,000cfm capacity
- » Sumps at each drive-in overhead door
- » Hotsy Wash System
- » Extensive electrical and air lines throughout

# SITE PLAN

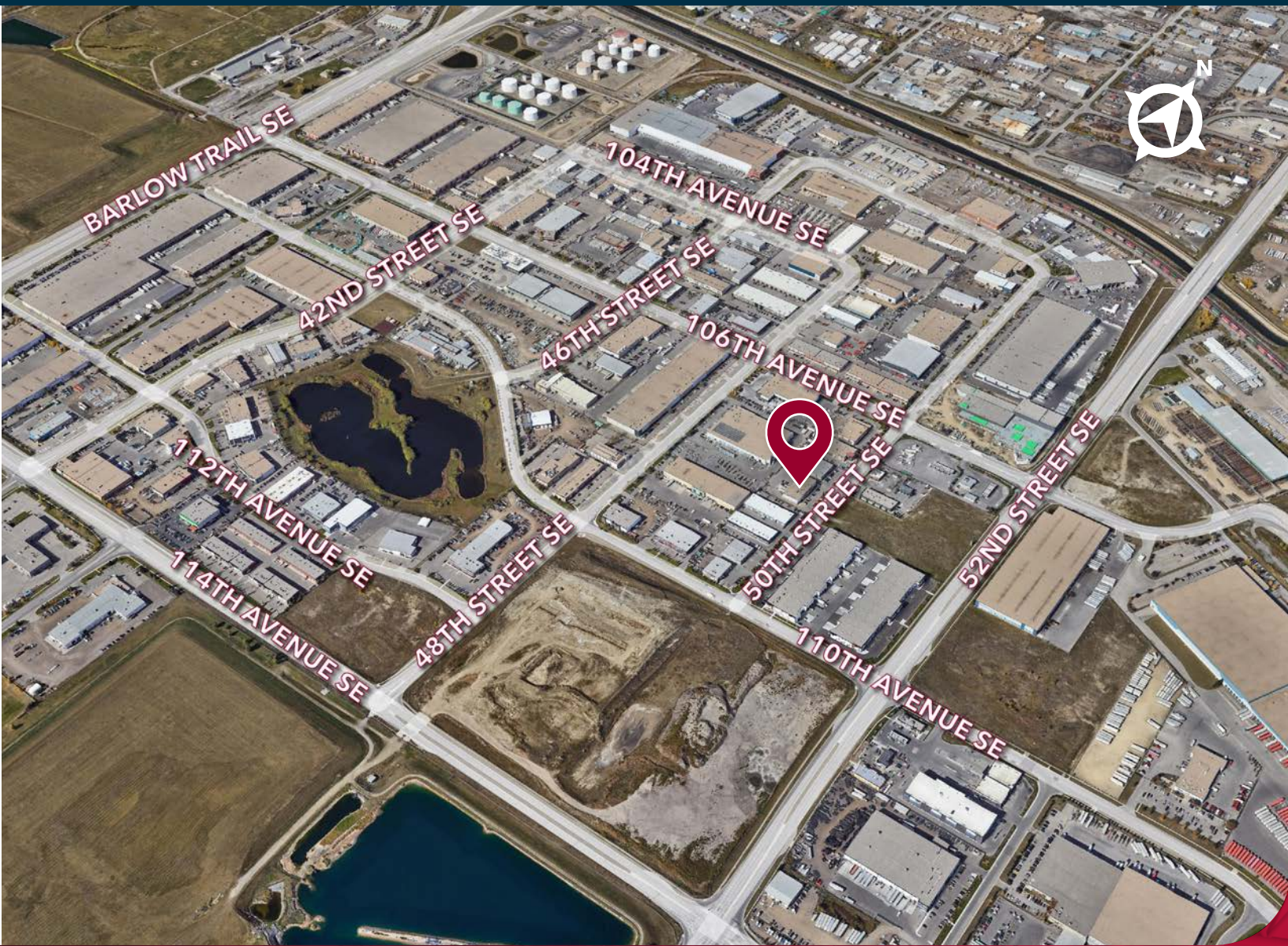


[illegible]

MEZZANINE CLEARANCE:  
 BEAM HEIGHT: 11' 1.5"  
 JOIST HEIGHT: 12' 2.25"  
 CEILING HEIGHT: 13' 2.25"



# LOCATION



## CONTACT US



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