

# FOR SUBLEASE



**10911 - 50th Street SE | Calgary, AB**  
9,418 sq. ft. with Fenced Yard



'A' Class  
Construction



Dock &  
Drive-in Loading



Fenced &  
Secured Yard



Located in Eastlake  
Industrial Park

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# PROPERTY DETAILS

## AVAILABLE AREA:

Main Floor Office: 1,627 sq. ft.  
Warehouse: 7,791 sq. ft.  
Total: 9,418 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:

Immediately

## 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:

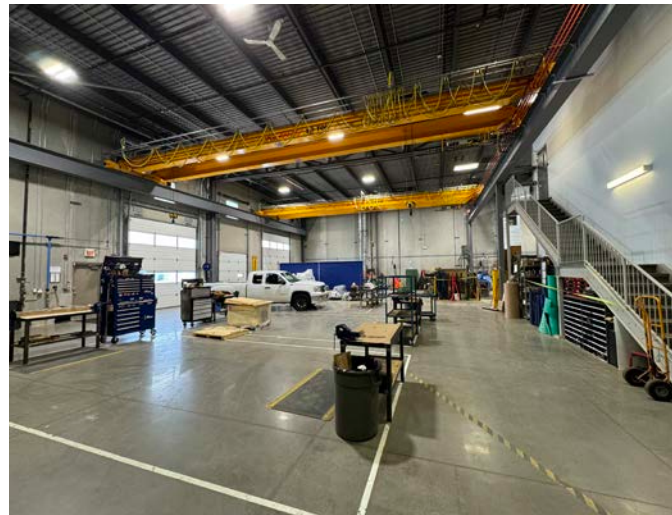
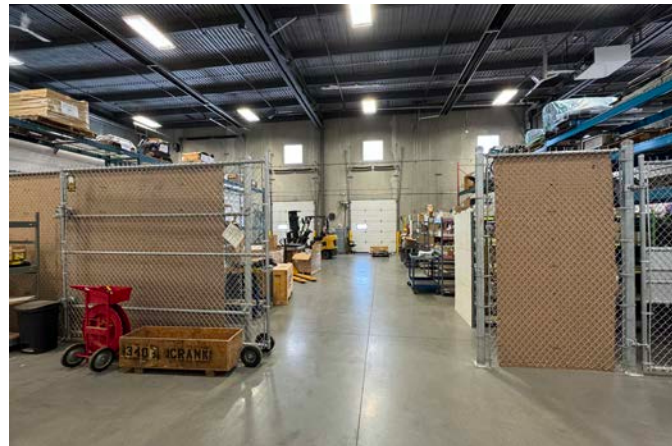
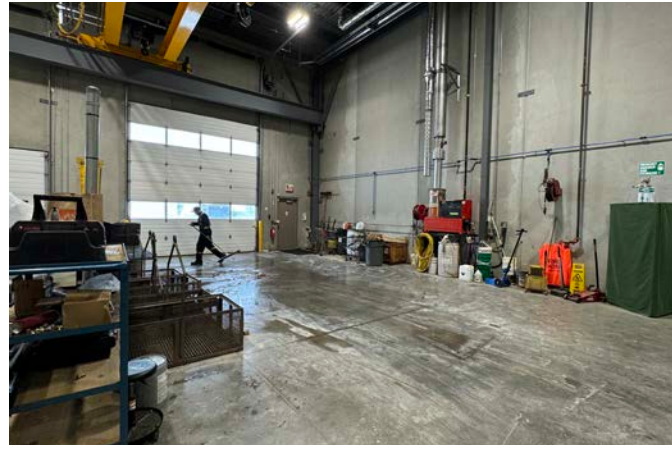
23'10" clear

## LOADING:

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

## ELECTRICAL:

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



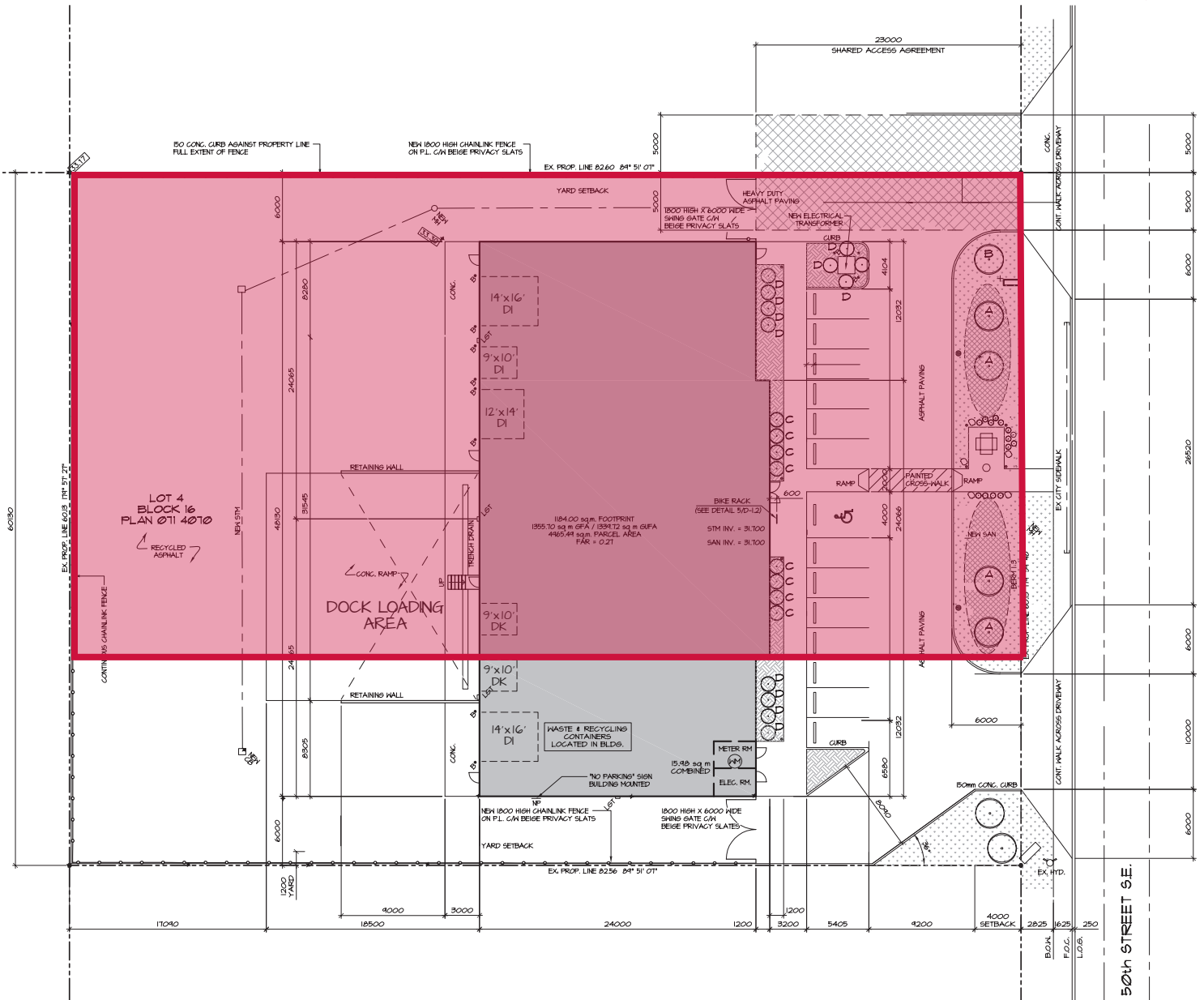
## COMMENTS:

- » 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



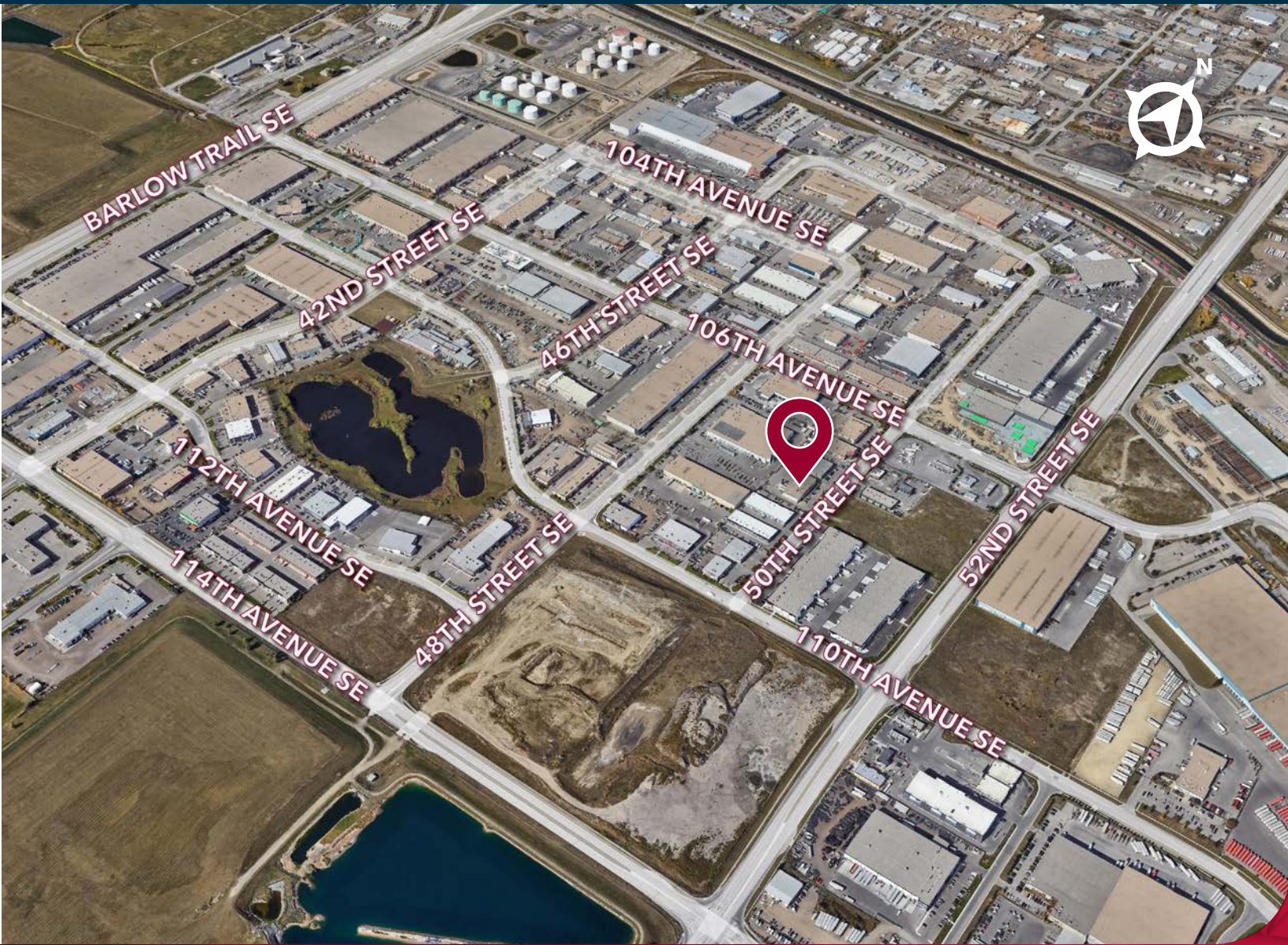
AVAILABLE AREA







# LOCATION



# CONTACT US



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