

FOR LEASE



4940 - 102nd Avenue SE, Calgary, AB
15,449 square feet on 0.90 acres



Single-use
facility



Drive-in
Loading



Located in Eastlake
Industrial Park

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PROPERTY DETAILS

AVAILABLE AREA:

| | |
|------------------------|--------------------|
| Office (main floor): | +/- 1,003 sq. ft. |
| Office (second floor): | +/- 2,290 sq. ft. |
| Shop: | +/- 12,156 sq. ft. |
| Total: | +/- 15,449 sq. ft. |

SITE SIZE:

0.90 acres

NET LEASE RATE:

\$15.00 per sq. ft. per annum

OPERATING COSTS:

\$7.79 per sq. ft. per annum (for 2026)
Property Taxes & Landlord Insurance (Self Managed)

AVAILABLE:

Immediately

DISTRICT:

Eastlake Industrial Park

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

20' clear

ELECTRICAL:

600 amps, 120/240 volts, 3 phase (TBV)

LOADING:

2 -18' W x 20' H drive-in doors

COMMENTS:

- » Landlord to complete cosmetic upgrades including fresh paint throughout warehouse and office areas
- » New flooring to be installed in the second-floor office
- » Quonset has been moved by Landlord to create additional yard area and on-site parking
- » Quick access to 52nd Street SE

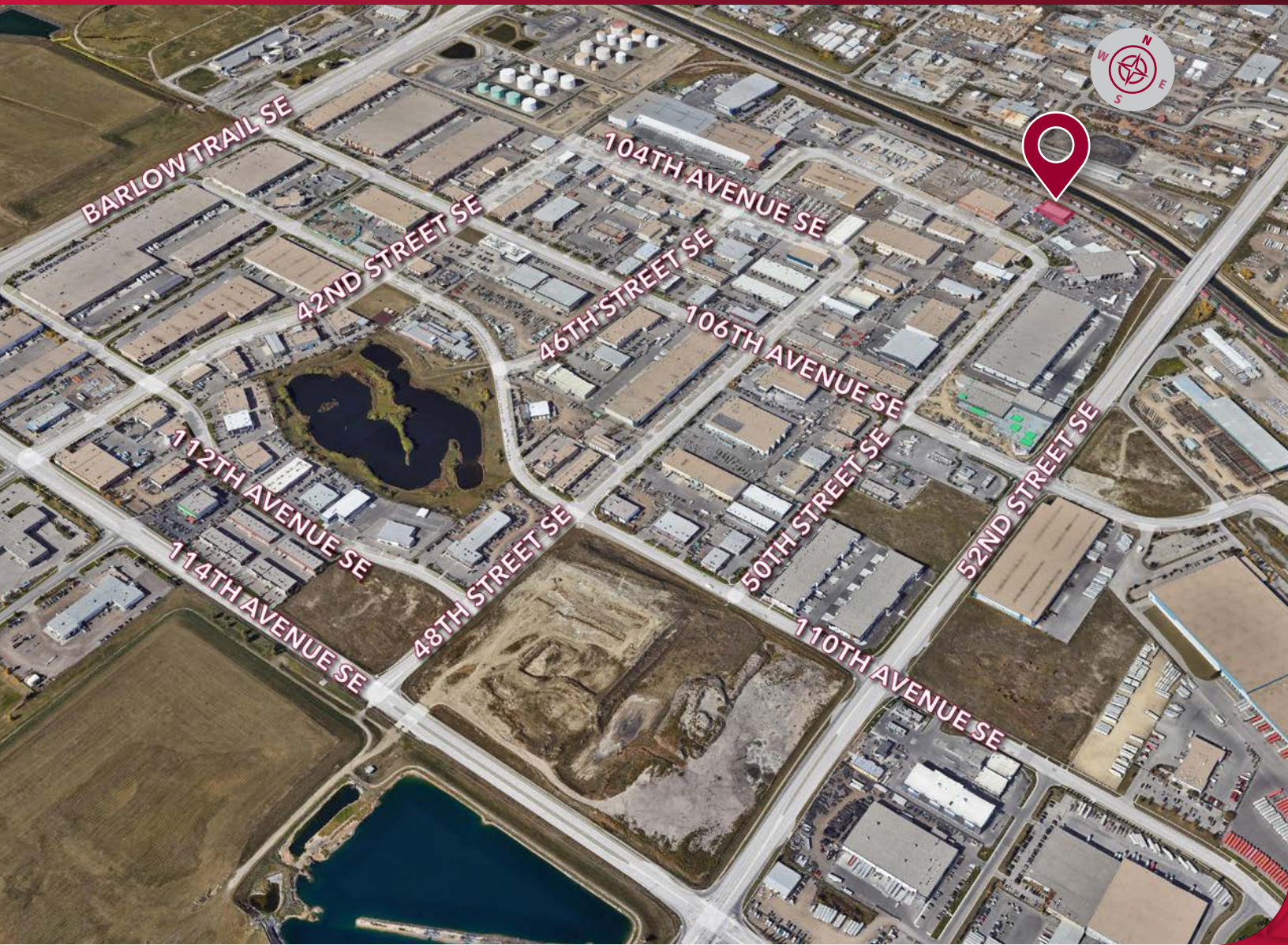


SITE PLAN



102 AVE SE

LOCATION



CONTACT US



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