

FOR LEASE



4839 - 90th Avenue SE, Calgary, AB
6,515 sq. ft. with up to 0.75 Acres of Dedicated Yard



 Extensive Renovations
Underway

 Fully Fenced
Yard Area

 16' x 16'
Drive-in Loading

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 4,045 sq. ft.
Warehouse:	+/- 2,470 sq. ft.
Total:	+/- 6,515 sq. ft.

YARD SIZE:

Up to 0.75 acres

NET LEASE RATE:

\$18.00 per sq. ft. per annum

OPERATING COSTS:

\$8.68 per sq. ft. (for 2026)

PROPERTY TAXES:

\$121,216.20 (for 2026)

AVAILABLE:

November 1st, 2026

DISTRICT:

South Foothills

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

24' clear (TBV)

ELECTRICAL:

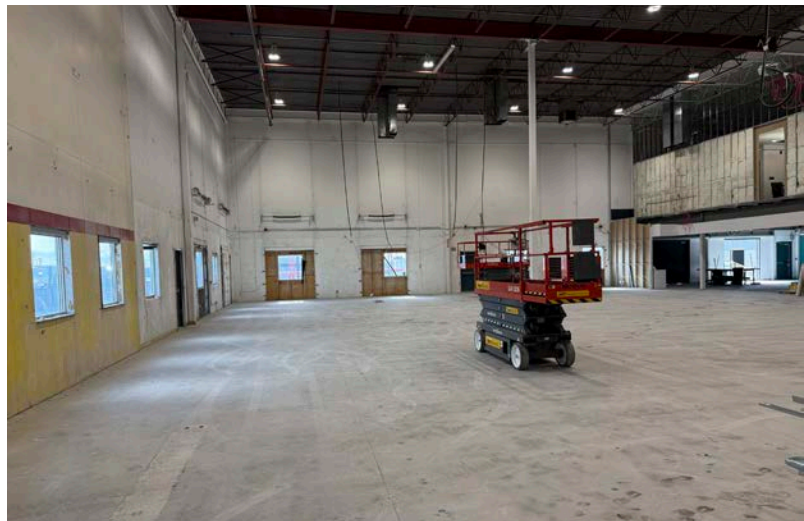
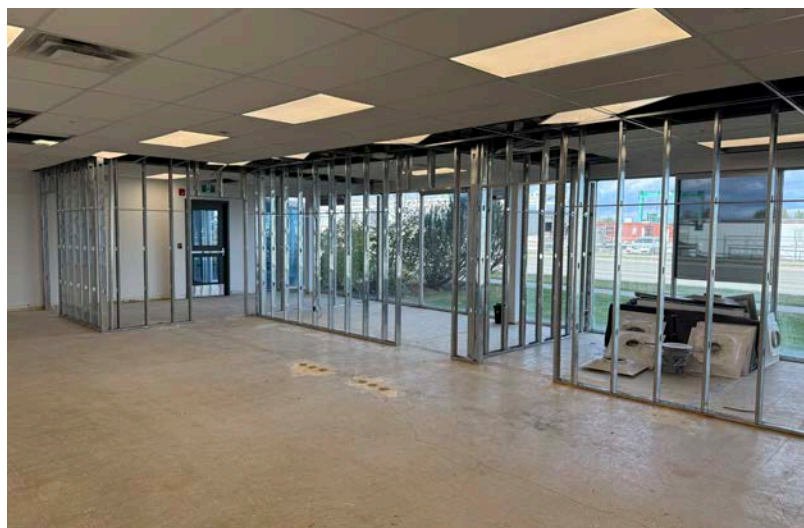
1,200 amp, 347/600 volt, 3 phase (TBV)

LOADING:

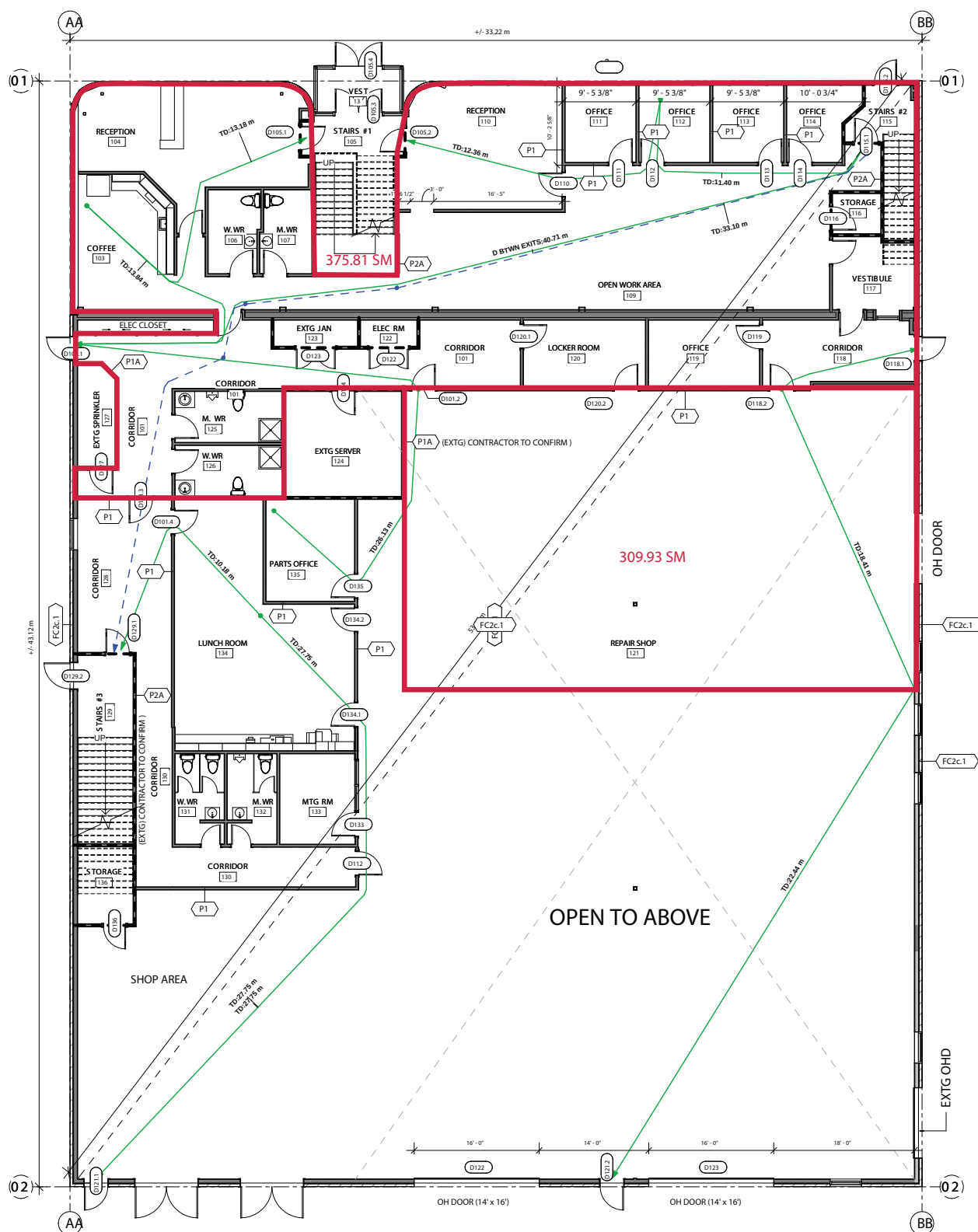
1 - 16' x 16' Drive-in door

COMMENTS:

- » Fully renovated in 2026, featuring brand-new offices and newly demised warehouse space
- » Fully secured, fenced and semi-paved yard
- » Ideal for businesses requiring office, warehouse and secure yard space for industrial outdoor storage (IOS)
- » Additional demising options negotiable
- » Conveniently located near amenities with easy access to major roads

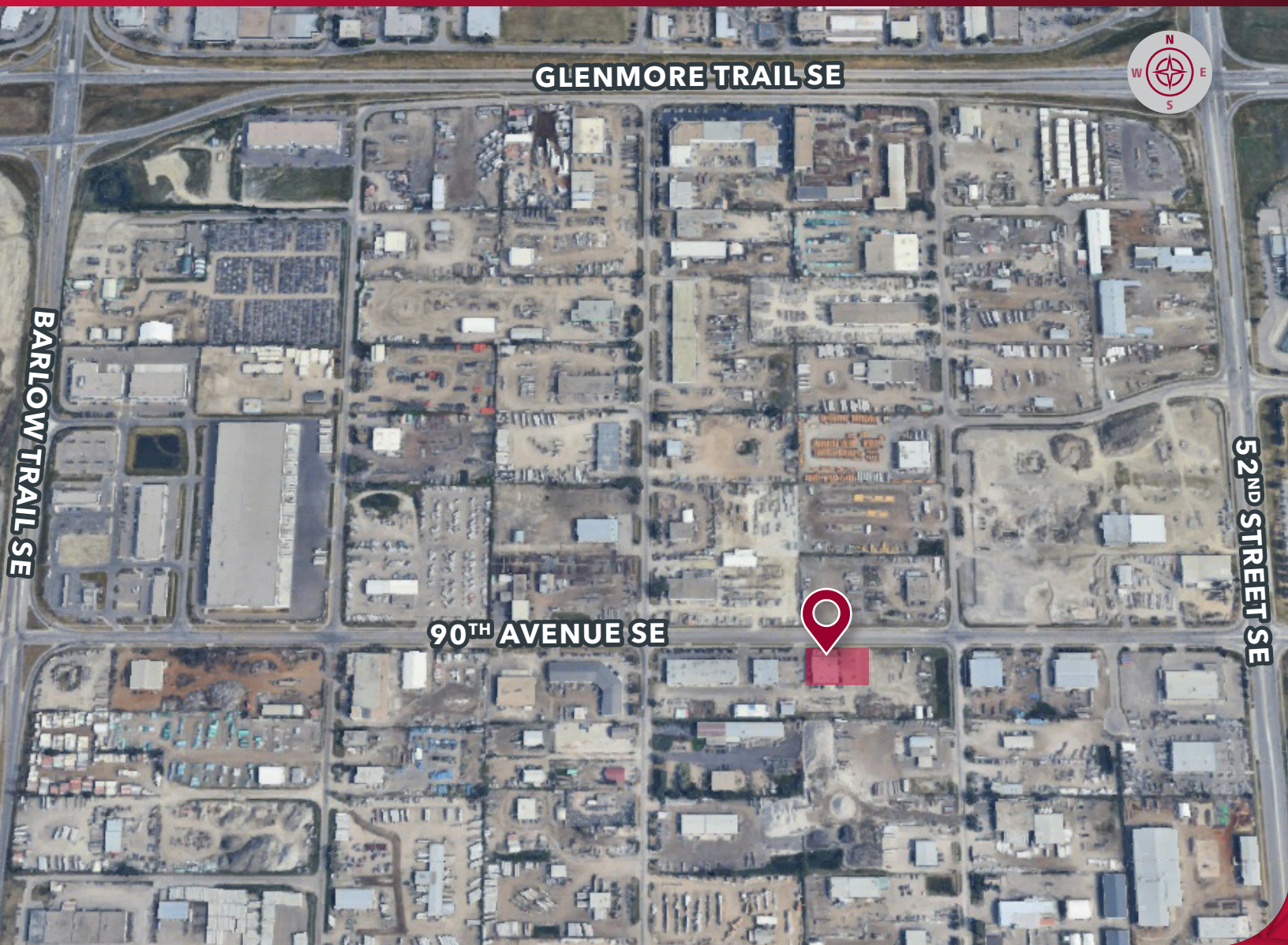


FLOOR PLAN



MAIN FLOOR PLAN - NEW
 1/8" = 1'-0"
 MAIN FLOOR +/-14,600 sq.ft (+/-1,355sq.m)

LOCATION



CONTACT US



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