



EASTLAKE BUSINESS PARK

109, 4615 112 AVENUE SE

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,790 sq. ft. Office / Showroom / Warehouse for Lease
- 14' clear ceiling height in warehouse with 12' x 12' loading door
- 3 assigned parking stalls and additional on street parking available
- Pylon signage available on 114 Avenue SE
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Developed, owned and managed by Telsec Property Corporation
- Available November 1, 2023

Lisa Ha
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www.Telsec.ca
TELSEC PROPERTY CORPORATION

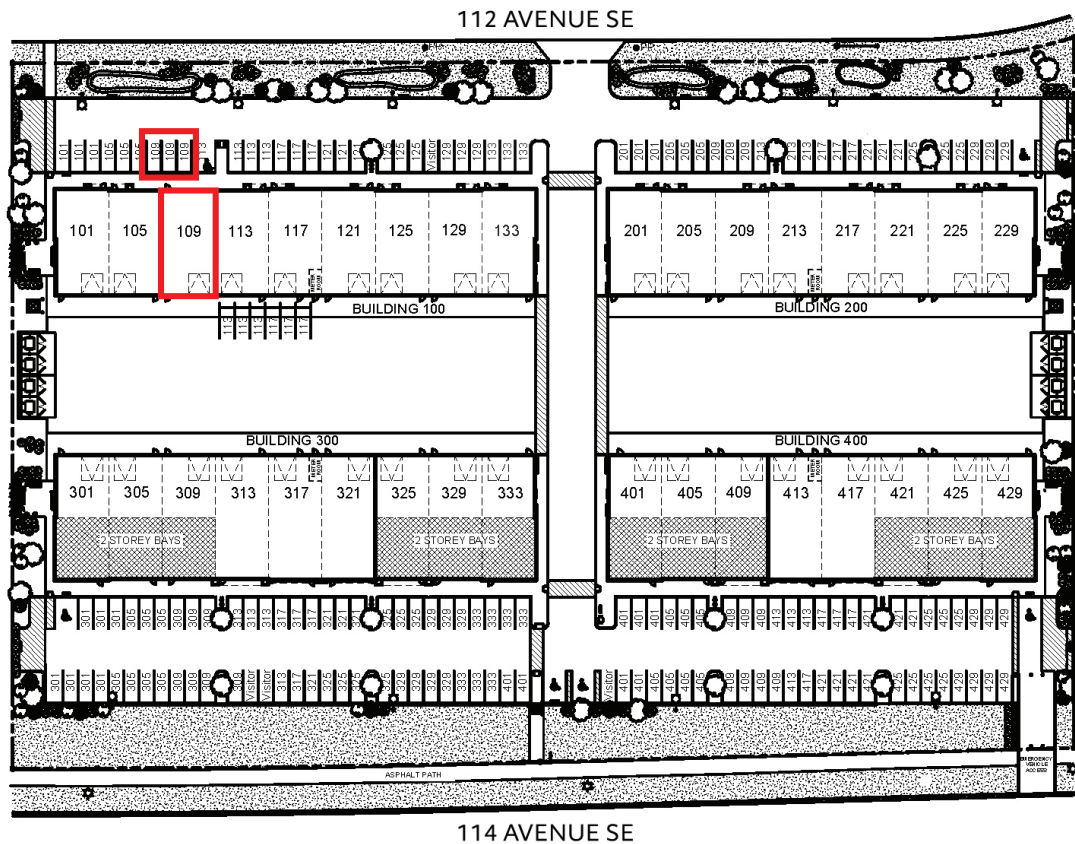




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SITE PLAN



AVAILABLE AREA	1,790 sq. ft.
NET MONTHLY RENT	\$2,400
OPERATING COSTS & PROPERTY TAX	\$8.25 per sq. ft. (est for 2023)
ZONING	I-G Light Industrial
POWER	208/120V, 3phase, 100 amp
CEILING HEIGHT (clear)	14' in warehouse
LOADING DOOR	12' x 12' drive in

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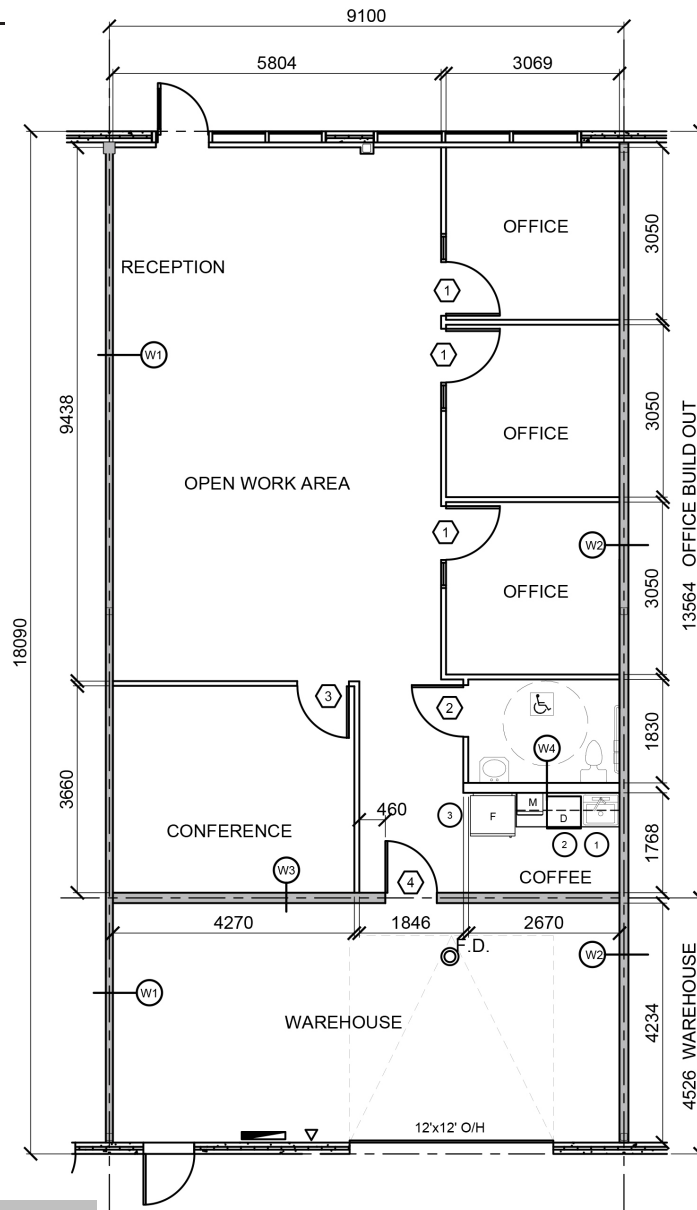




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FLOOR PLAN



Showroom / Office	1,350 sq. ft.
Warehouse	440 sq. ft.
Total	1,790 sq. ft.

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LOCATION



> VIEW ON GOOGLE MAPS



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