

**AVISON  
YOUNG**

**For Lease**

**4800 104 Avenue SE, Calgary**



'A' Class Industrial Bay

**3,000 SF**

Available Immediately

**Tyler Wellwood**, Principal  
403 232 4386  
[tyler.wellwood@avisonyoung.com](mailto:tyler.wellwood@avisonyoung.com)

**Cody Arseneault**, Associate  
403 819 4400  
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# 4800 104 Avenue SE, Calgary

## ADDRESS

Bay 109 - 4800 104 Avenue SE, Calgary, AB

## DISTRICT

Eastlake Industrial Park

## ZONING

Industrial-General (I-G)

## SIZE (PER BAY)

Built-out Office: ± 745 SF  
Warehouse: ± 2,255 SF  
**Total: ± 3,000 SF**  
Mezzanine: ± 1,030 SF

## LOADING

One (1) drive-in door (14' x 14')

## CEILING HEIGHT

21' clear

## POWER

125 amp (tbv)

## AVAILABILITY

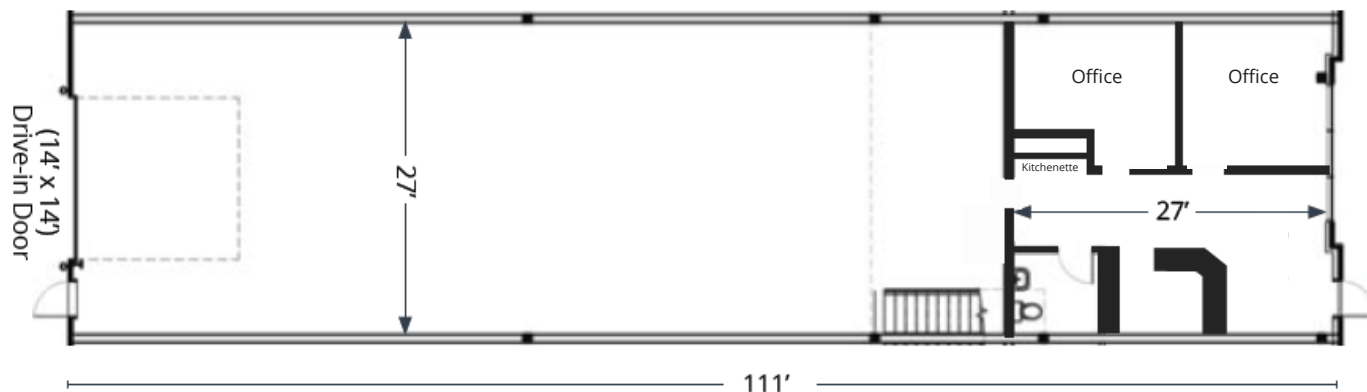
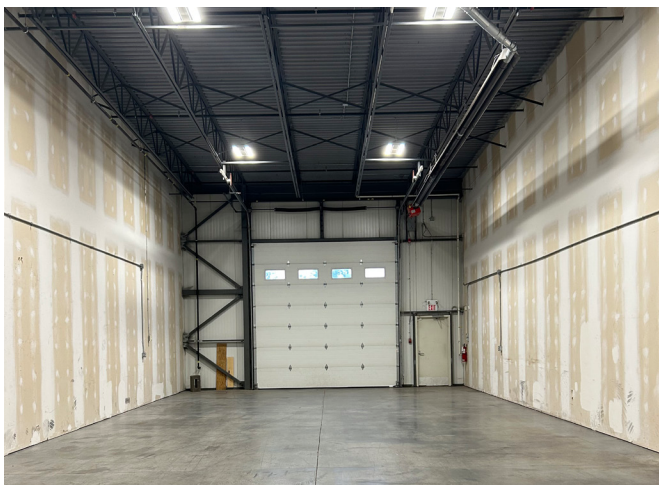
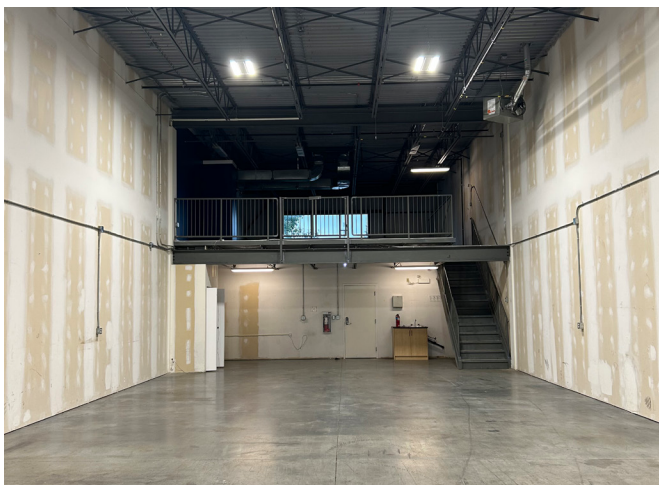
Immediately

## NET RENT

\$12.50 PSF

## OP. COSTS

\$9.75 PSF (2024 est.)



# 4800 104 Avenue SE, Calgary

## ADDRESS

Bay 113 - 4800 104 Avenue SE, Calgary, AB

## DISTRICT

Eastlake Industrial Park

## ZONING

Industrial-General (I-G)

## SIZE (PER BAY)

|                   |                   |
|-------------------|-------------------|
| Built-out Office: | ± 745 SF          |
| Warehouse:        | ± 2,255 SF        |
| <b>Total:</b>     | <b>± 3,000 SF</b> |
| Mezzanine:        | ± 1,030 SF        |

## LOADING

One (1) drive-in door (14' x 14')

## CEILING HEIGHT

21' clear

## POWER

125 amp (tbv)

## AVAILABILITY

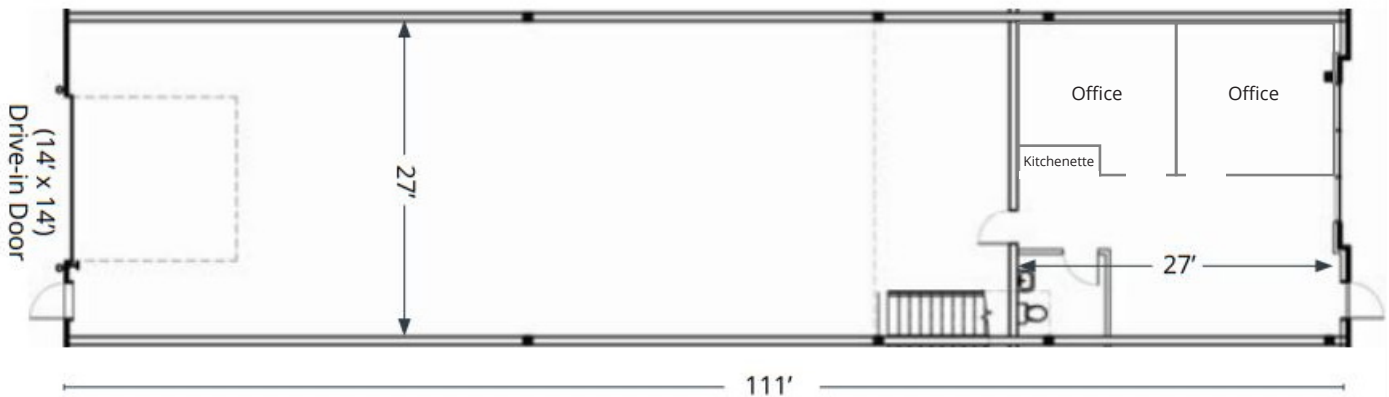
Immediately

## NET RENT

\$12.50 PSF

## OP. COSTS

\$9.75 PSF (2024 est.)



# 4800 104 Avenue SE, Calgary

## ADDRESS

Bay 125 - 4800 104 Avenue SE, Calgary, AB

## DISTRICT

Eastlake Industrial Park

## ZONING

Industrial-General (I-G)

## SIZE (PER BAY)

|               |                   |
|---------------|-------------------|
| Shell Office: | ± 745 SF          |
| Warehouse:    | ± 2,255 SF        |
| <b>Total:</b> | <b>± 3,000 SF</b> |
| Mezzanine:    | ± 1,030 SF        |

## LOADING

One (1) drive-in door (14' x 14')

## CEILING HEIGHT

21' clear

## POWER

125 amp (tbv)

## AVAILABILITY

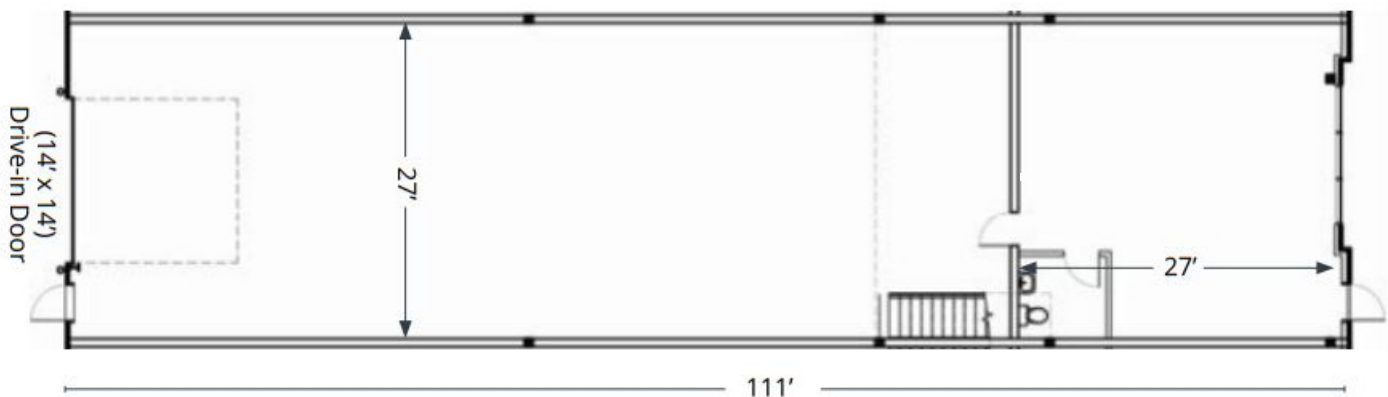
Immediately

## NET RENT

\$12.50 PSF

## OP. COSTS

\$9.75 PSF (2024 est.)



# 4800 104 Avenue SE, Calgary

## ADDRESS

Bay 129 - 4800 104 Avenue SE, Calgary, AB

## DISTRICT

Eastlake Industrial Park

## ZONING

Industrial-General (I-G)

## SIZE (PER BAY)

|               |                   |
|---------------|-------------------|
| Shell Office: | ± 745 SF          |
| Warehouse:    | ± 2,255 SF        |
| <b>Total:</b> | <b>± 3,000 SF</b> |
| Mezzanine:    | ± 1,030 SF        |

## LOADING

One (1) drive-in door (14' x 14')

## CEILING HEIGHT

21' clear

## POWER

125 amp (tbv)

## AVAILABILITY

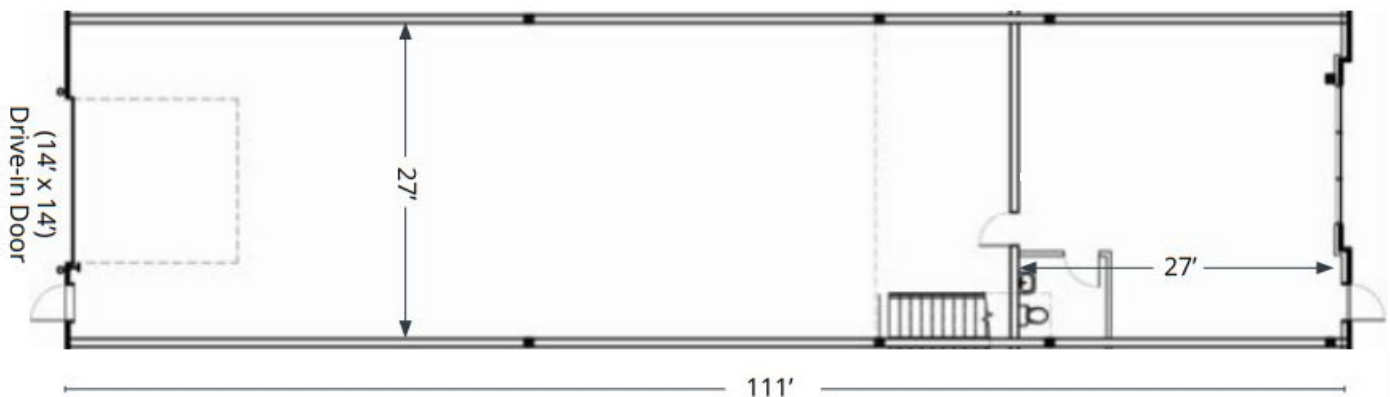
Immediately

## NET RENT

\$12.50 PSF

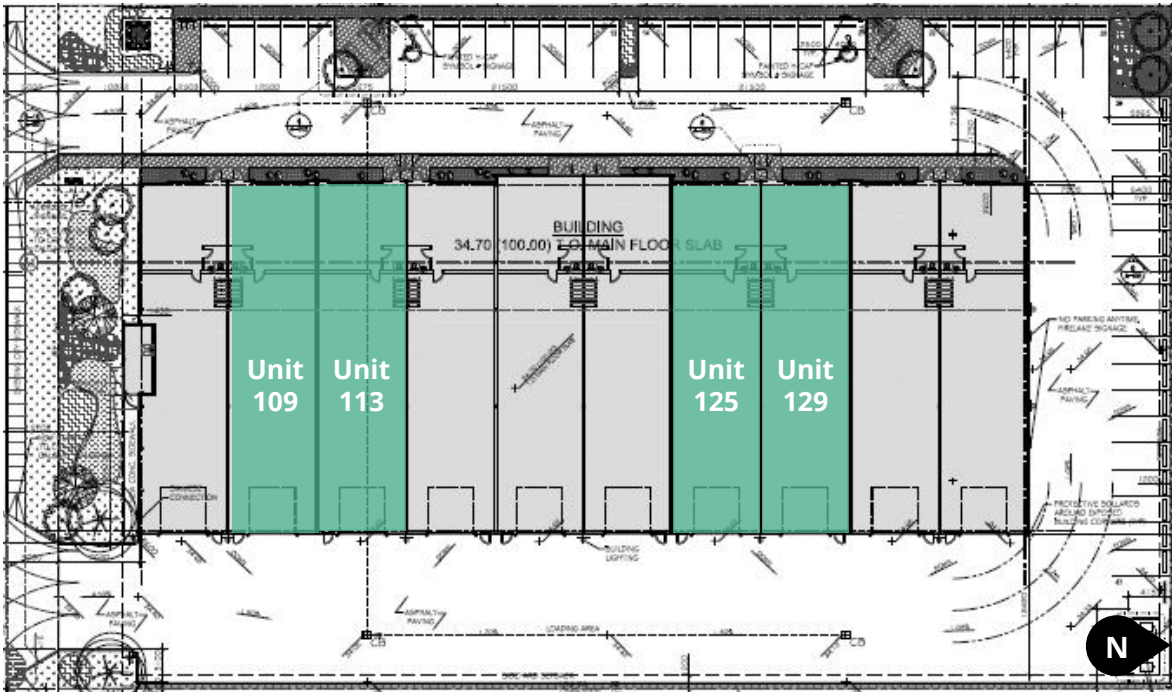
## OP. COSTS

\$9.75 PSF (2024 est.)



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SITEPLAN:





## Contact for more information

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YOUNG**

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