



Unit 112, 4600 104 Ave SE, Calgary, AB T2C 1R7

PROPERTY OVERVIEW

- » Open-concept industrial bay, ideal for businesses looking for flexibility and functionality.
- » The bay features radiant heat, 23' clear ceilings, 200 AMP power service, and an automated 12'x14' overhead door, allowing easy access for freight or large equipment.
- » Ample parking directly in front, plus additional parking and storage space at the rear.
- » Part of a well-maintained industrial complex in the community of East Shepard Industrial
- » Excellent location offering quick and convenient access to Barlow Trail, 52nd Street, Deerfoot Trail, and Stoney Trail, making it a great choice for light industrial, warehousing, or commercial uses in a prime southeast Calgary location.

LEASE DETAILS

TOTAL SIZE	±4,885 SF
OFFICE	±1,324 SF
2ND FLOOR OFFICE	±1,324 SF
WAREHOUSE	±2,237 SF
LEASE RATE	\$15.00 PSF
OP COST	\$6.22 PSF (2025)
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in Door (12' x 14')
CEILING HEIGHT	23' Clear
POWER	200 Amps
PARKING	Ample
AVAILABILITY	April 2026

December 16, 2025

For more information,
please contact:



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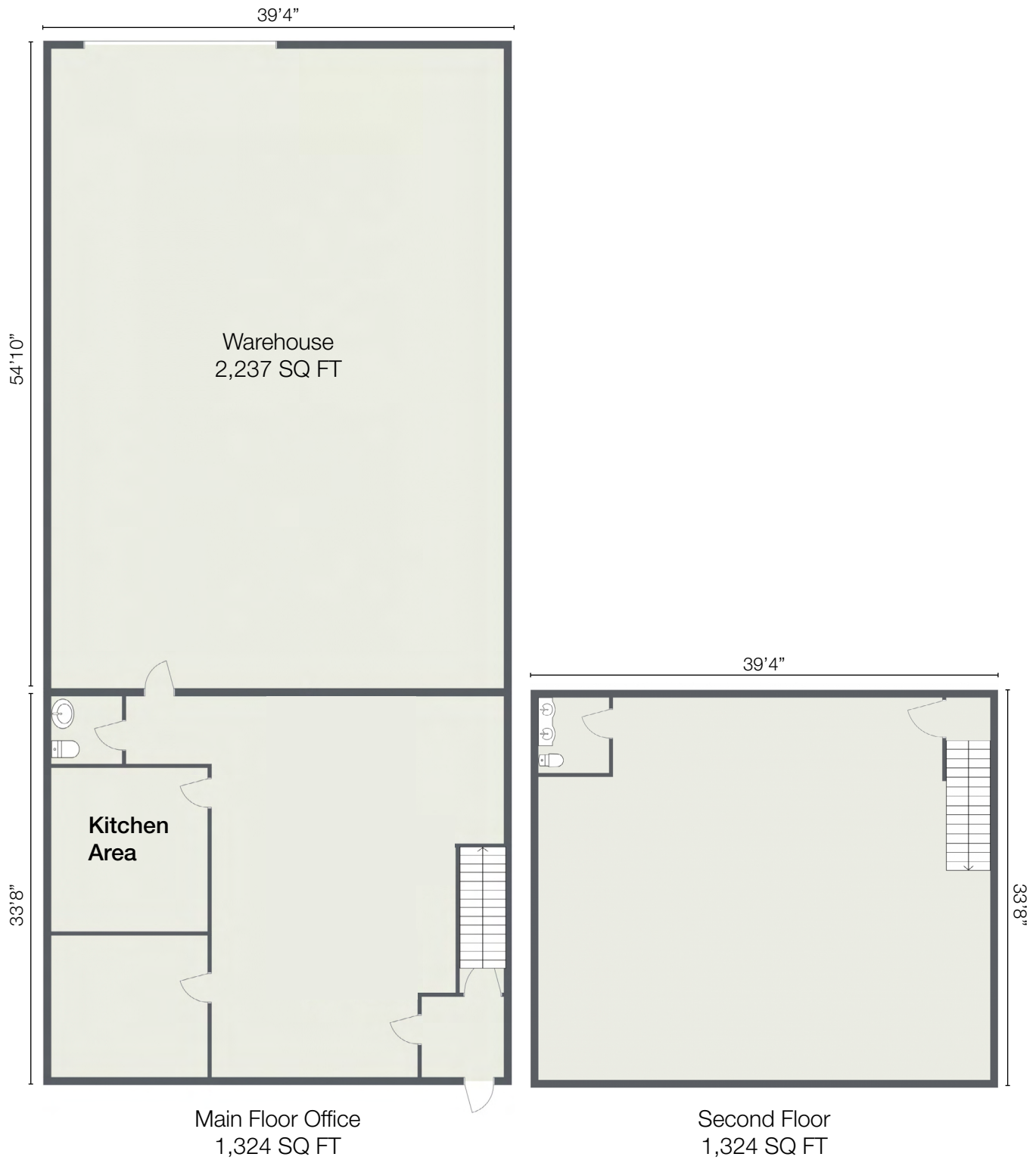


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PROPERTY LOCATION



FLOOR PLAN



* All dimensions and areas are approximate and should be used for reference only.

SPACE PHOTOS



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