

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
- » Yard area has been cleaned up and compacted, providing improved outdoor storage and circulation
- » Insulated and powered Quonset has been moved by the Landlord to create additional yard area and on-site parking
- » Quick access to 52nd Street SE and Barlow Trail

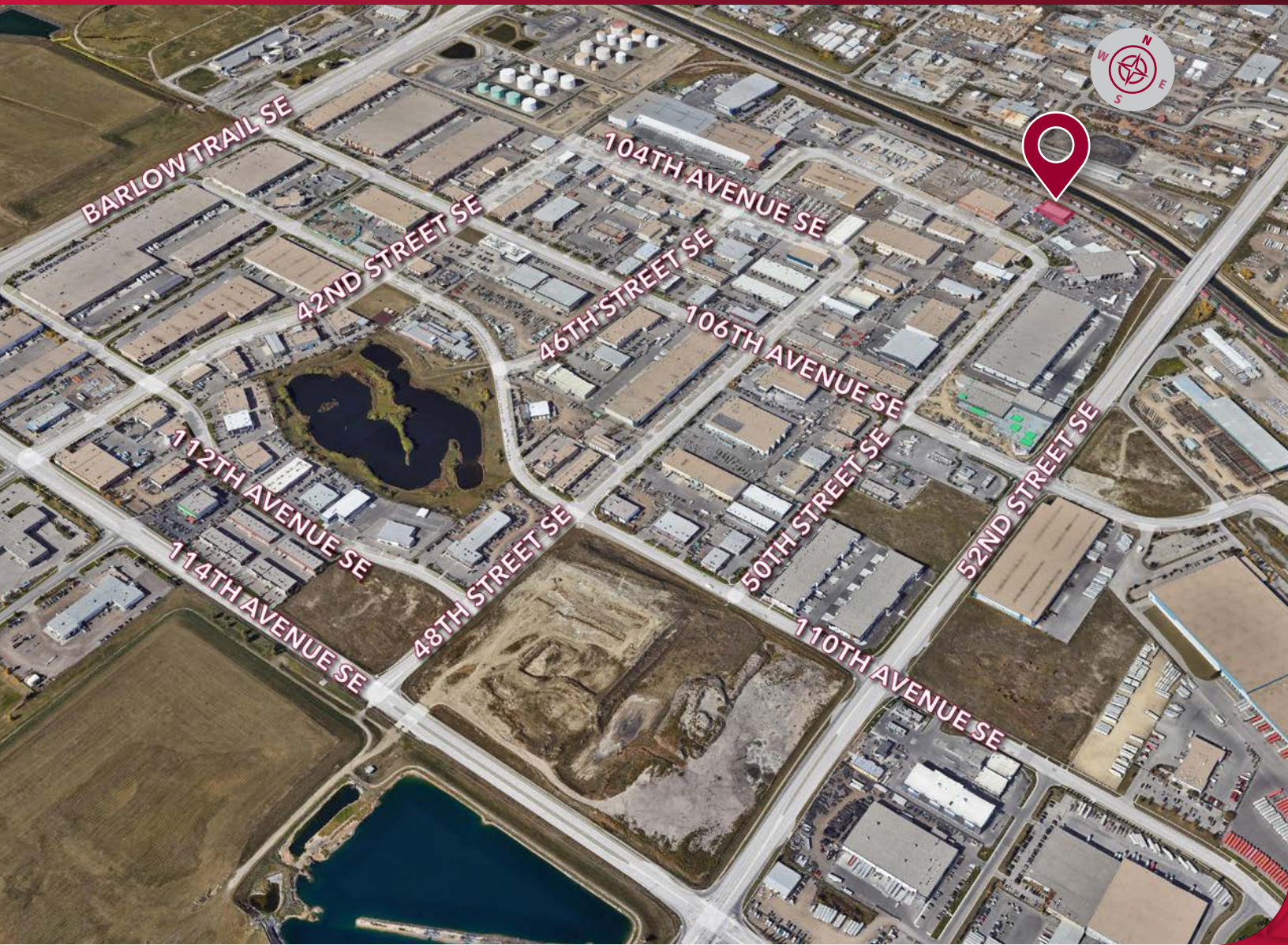


SITE PLAN



102 AVE SE

LOCATION



CONTACT US



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