

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

JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com

ELIAS TSOUGRANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougranis@lee-associates.com

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

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

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 (main service)

400 amps, 120/240 volts, 3 phase (secondary service)

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

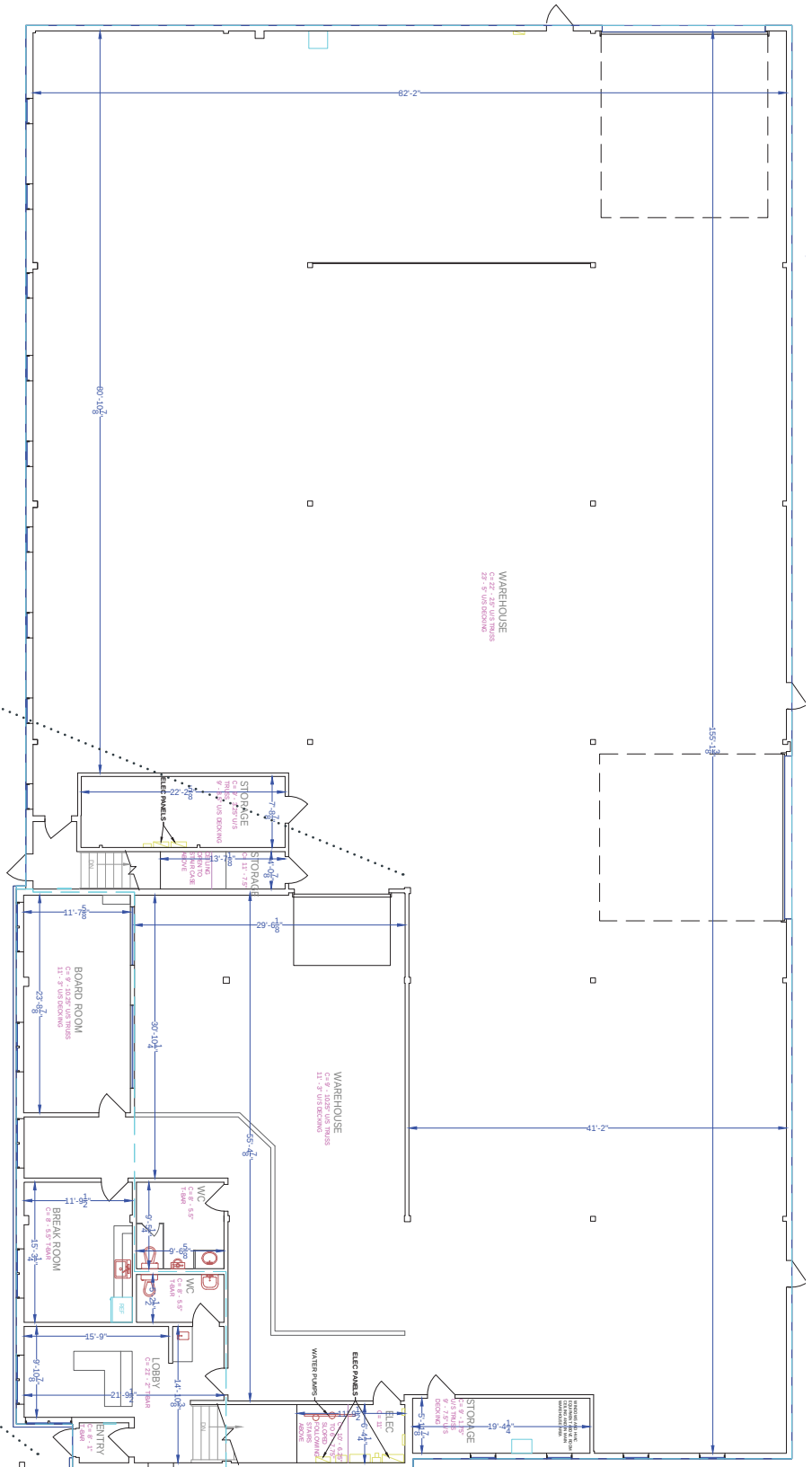
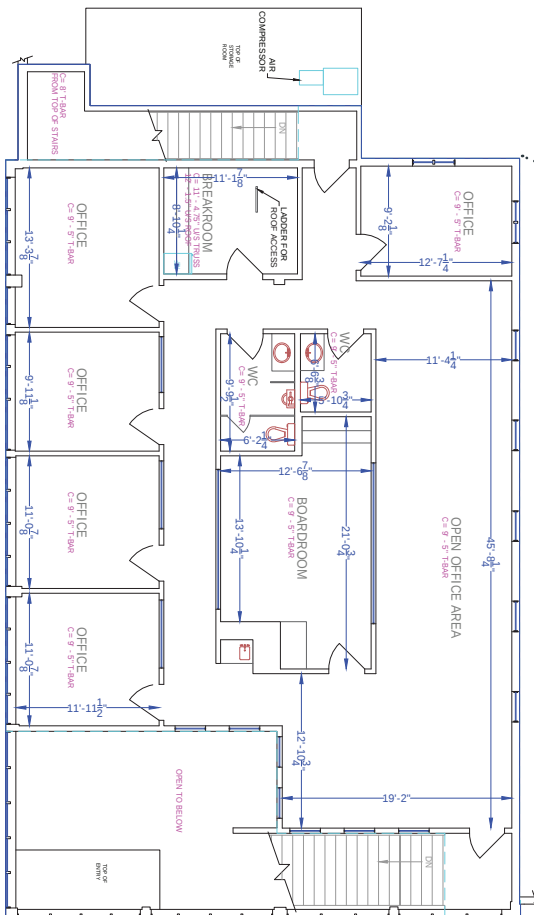


FLOOR PLAN

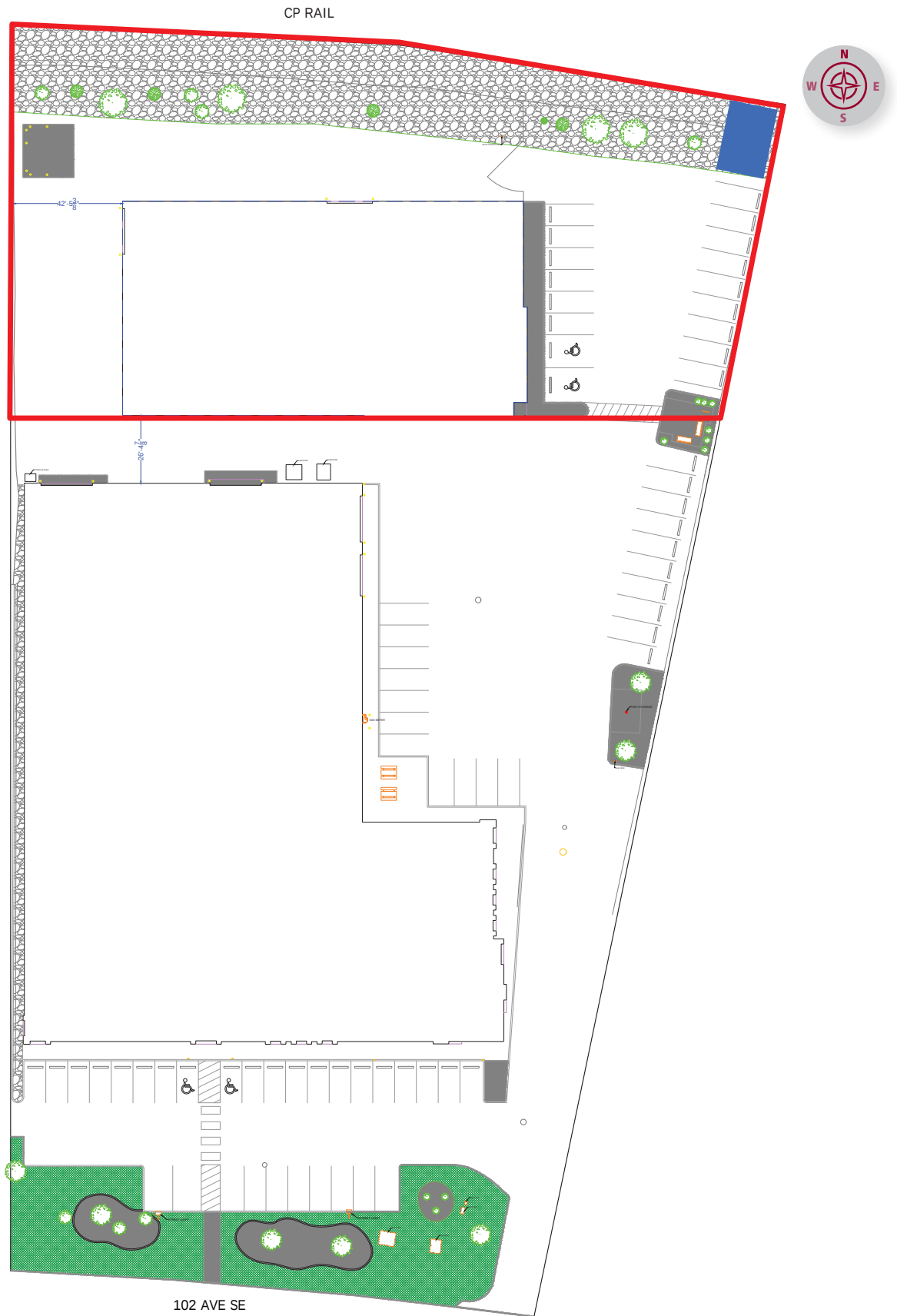
MAIN FLOOR



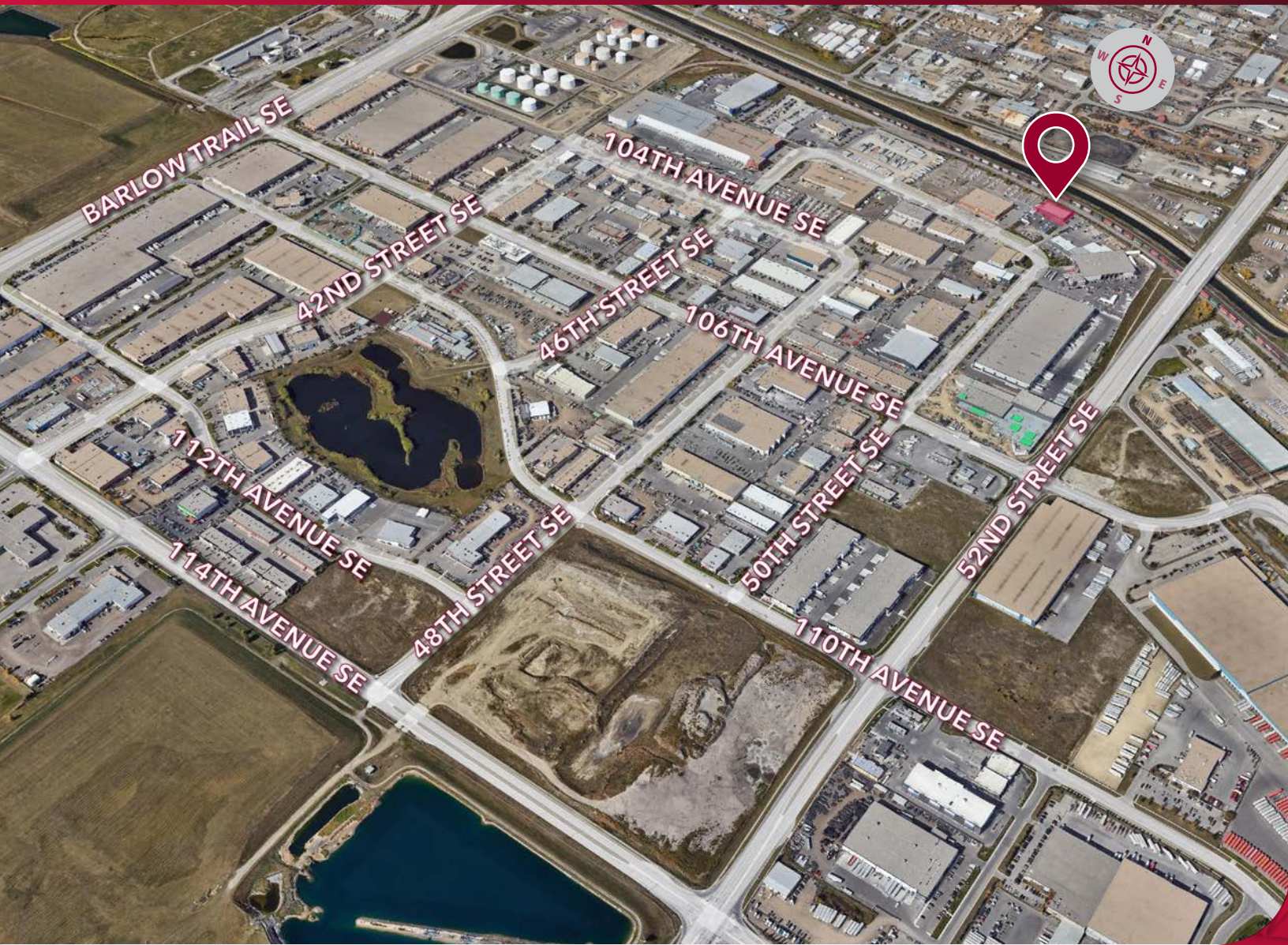
SECOND FLOOR



SITE PLAN



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com



BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com



ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES