FOR LEASE | 2,941 SF OFFICE/WAREHOUSE

BAY 2

5025 - 51 STREET SE

CALGARY, AB

CUSHMAN & WAKEFIELD

5025 - 51 STREET SE, BAY 2
CALGARY, AB

Property Details

District:	Eastfield
Zoning:	I-G (Industrial General)
Ceiling Height:	17’ clear
Power:	120A, 208V with transformer to 600V (TBV)
HVAC:	Rooftop HVAC for office; Overhead unit heaters in warehouse
Sprinklers:	Yes

Lease Particulars

Available Area:	± 2,941 sf
Office Area:	± 2,341 sf
Warehouse Area:	± 600 sf
Loading:	1 (12’ x 14’) drive-in door
Asking Rate:	$13.50 psf
Op. Costs:	$6.45 psf (2026 est.)
Property Tax:	$5.00 psf (2026 est.)
Available:	May 1, 2026

Comments

- Can be leased with adjacent 5,823 sf bay for a total of 8,764 sf
- End-cap unit
- High exposure location
- Loading depths of approximately 60 feet
- High quality office build-out
- Retail amenities nearby
- Double row parking in front of building

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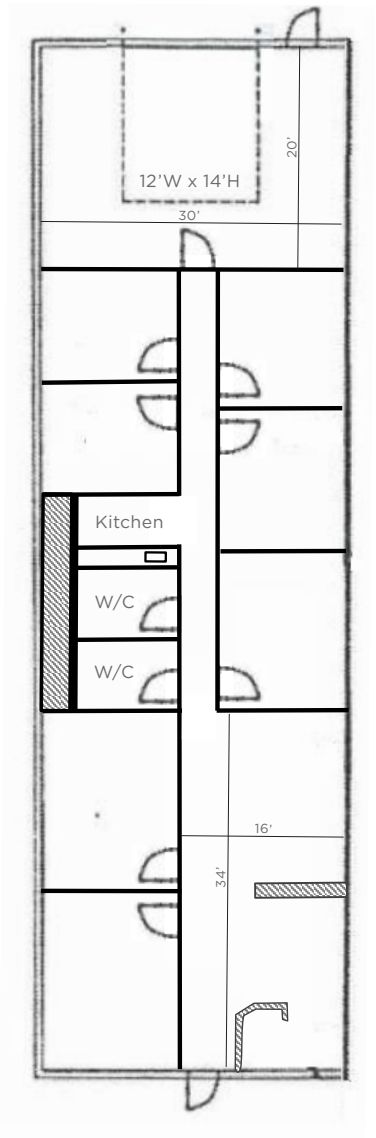
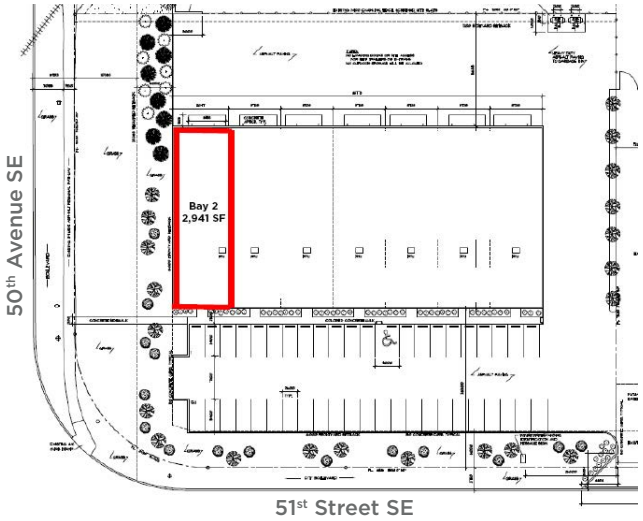
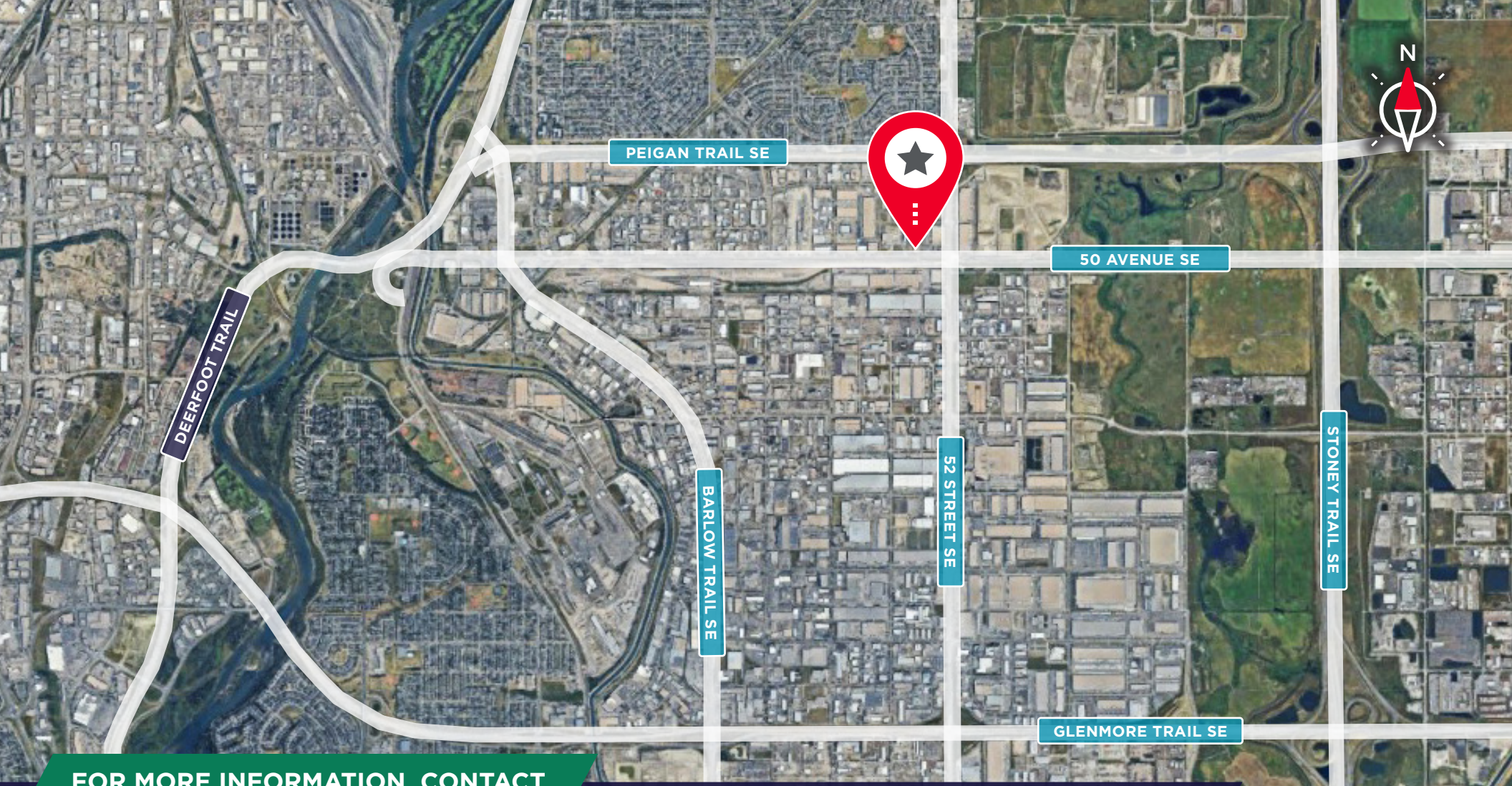
Floor Plan



*Not to scale, not exactly as shown.

Site Plan





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