

**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

Cody Arseneault, Associate
403 819 4400
cody.arseneault@avisonyoung.com

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

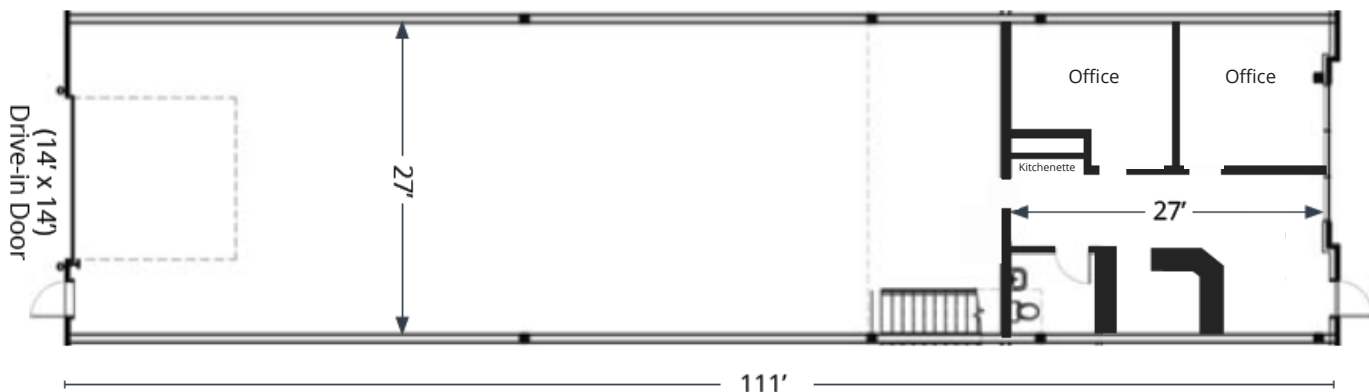
Immediately

NET RENT

\$12.50 PSF

OP. COSTS

\$9.75 PSF (2024 est.)



4800 104 Avenue SE, Calgary

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Bay 113 - 4800 104 Avenue SE, Calgary, AB

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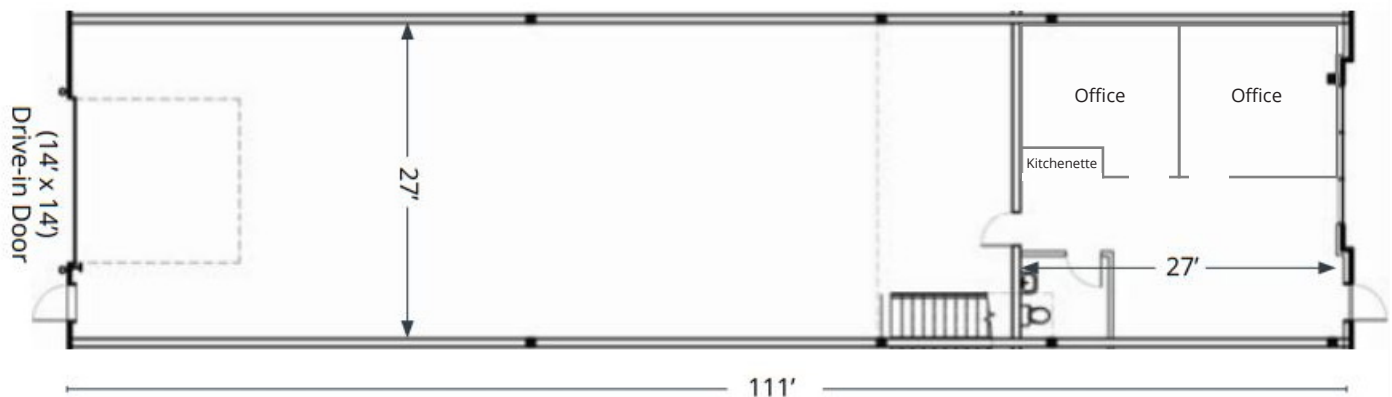
Immediately

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OP. COSTS

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4800 104 Avenue SE, Calgary

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Bay 125 - 4800 104 Avenue SE, Calgary, AB

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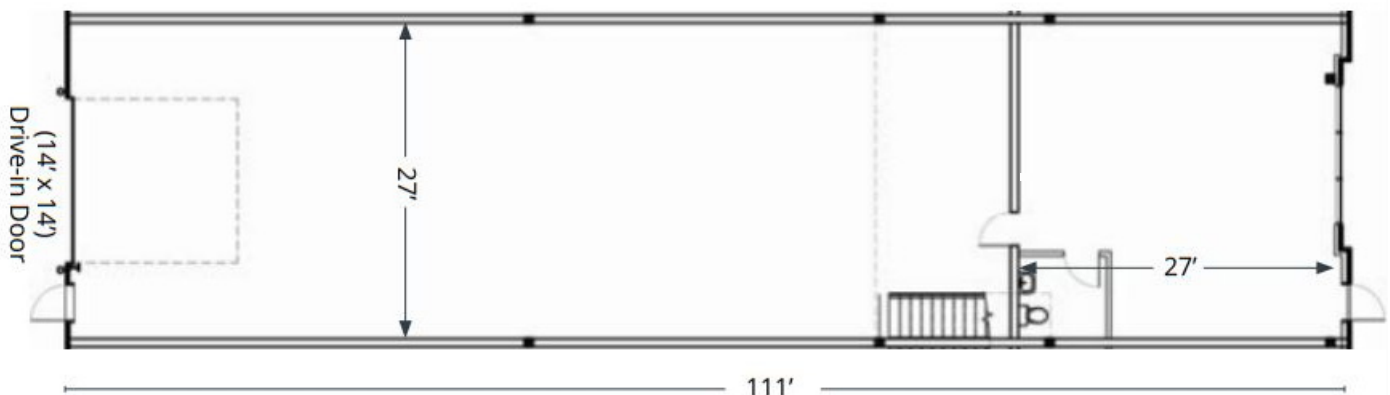
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\$12.50 PSF

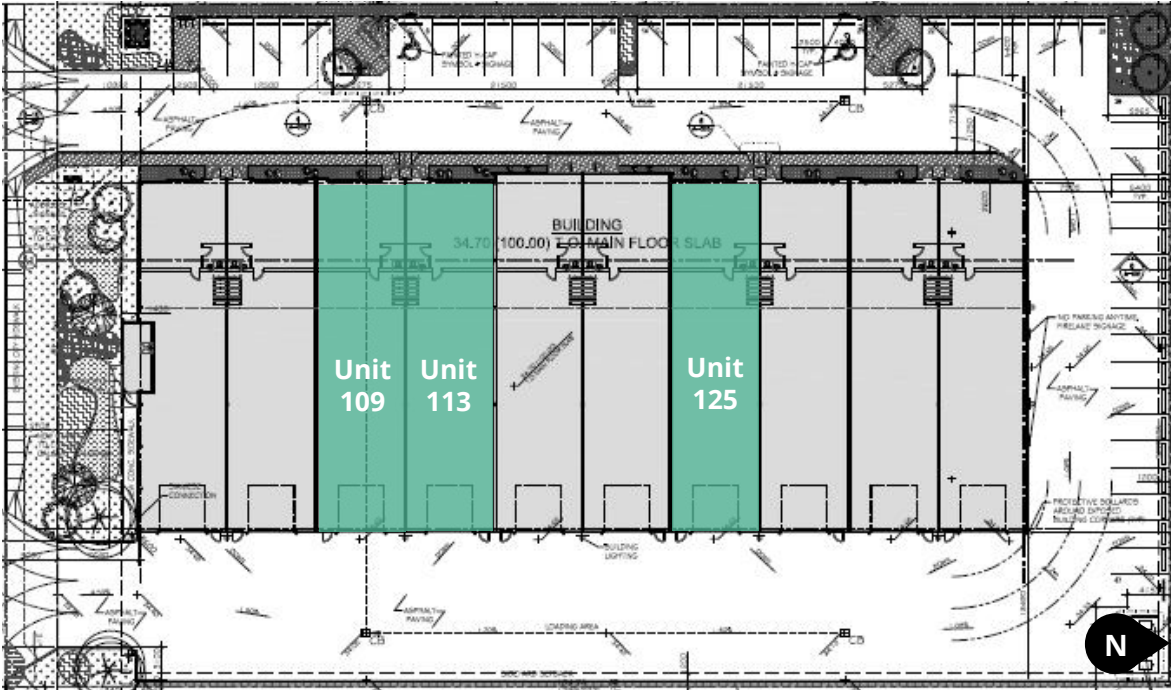
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SITEPLAN:





Contact for more information

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