

FOR LEASE

# 4750 102 Avenue SE Calgary, AB



12,100 SF Remaining  
Tenant Fixturing Q3 2025

Developed By:



Built By:



**AVISON  
YOUNG**

Please Contact:

Tyler Wellwood  
Principal  
+1 403 232 4386  
tyler.wellwood@avisonyoung.com

Cody Arseneault  
Associate  
+1 403 819 4400  
cody.arseneault@avisonyoung.com

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4750 102 Avenue SE, Calgary, AB

<b>Address</b>	<b>4750 102 Avenue SE, Calgary AB</b>
<b>District</b>	Eastlake Industrial Park
<b>Zoning</b>	I-G (Industrial-General)
<b>Unit Size</b>	Minimum Size: ± 12,100 SF Maximum Size: ± 114,675 SF
<b>Loading</b>	13 Dock Doors (9'x10') 5 Drive-In Doors (14'x16')
<b>Clearance</b>	32.0'
<b>Power</b>	200A, 347/600V, 3 Phase (per bay)
<b>Fire Suppression</b>	ESFR
<b>Parking</b>	104 Surface Parking Stalls
<b>Availability</b>	Immediately
<b>Net Rent</b>	Market (inquire)
<b>Op. Costs</b>	\$5.48 PSF (2025 est.)



ESFR Sprinklers and high clearance allow for efficient racking in the warehouse.



Five (5) minute or less drive time to Barlow, Glenmore, Stoney and Deerfoot Trail SE.



Flexible I-G zoning allows for logistics, manufacturing and other industrial uses.



Each bay is equipped with sufficient overhead heaters in the warehouse.



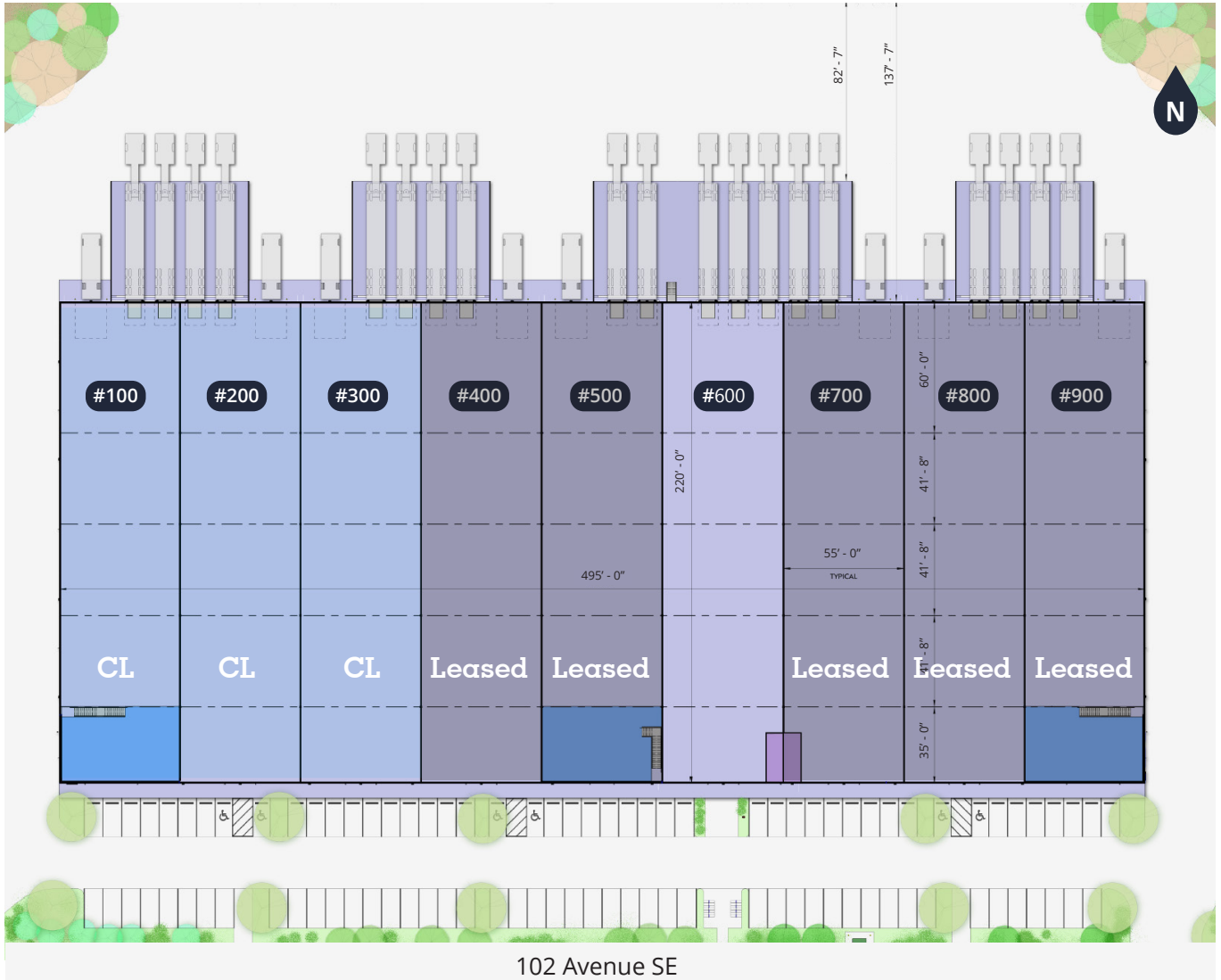
Large marshalling area of approximately 138 ft, to accommodate for all trucks/trailers.

Avison Young is pleased to offer **114,675 square feet** of class "A" industrial space for lease in Eastlake, the most sought-after industrial park in Southeast Calgary. This new facility features dock and drive-in loading, 32' clearance height and optional mezzanine space. The property is perfectly suited for a wide range of industrial operations.



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102 Avenue SE

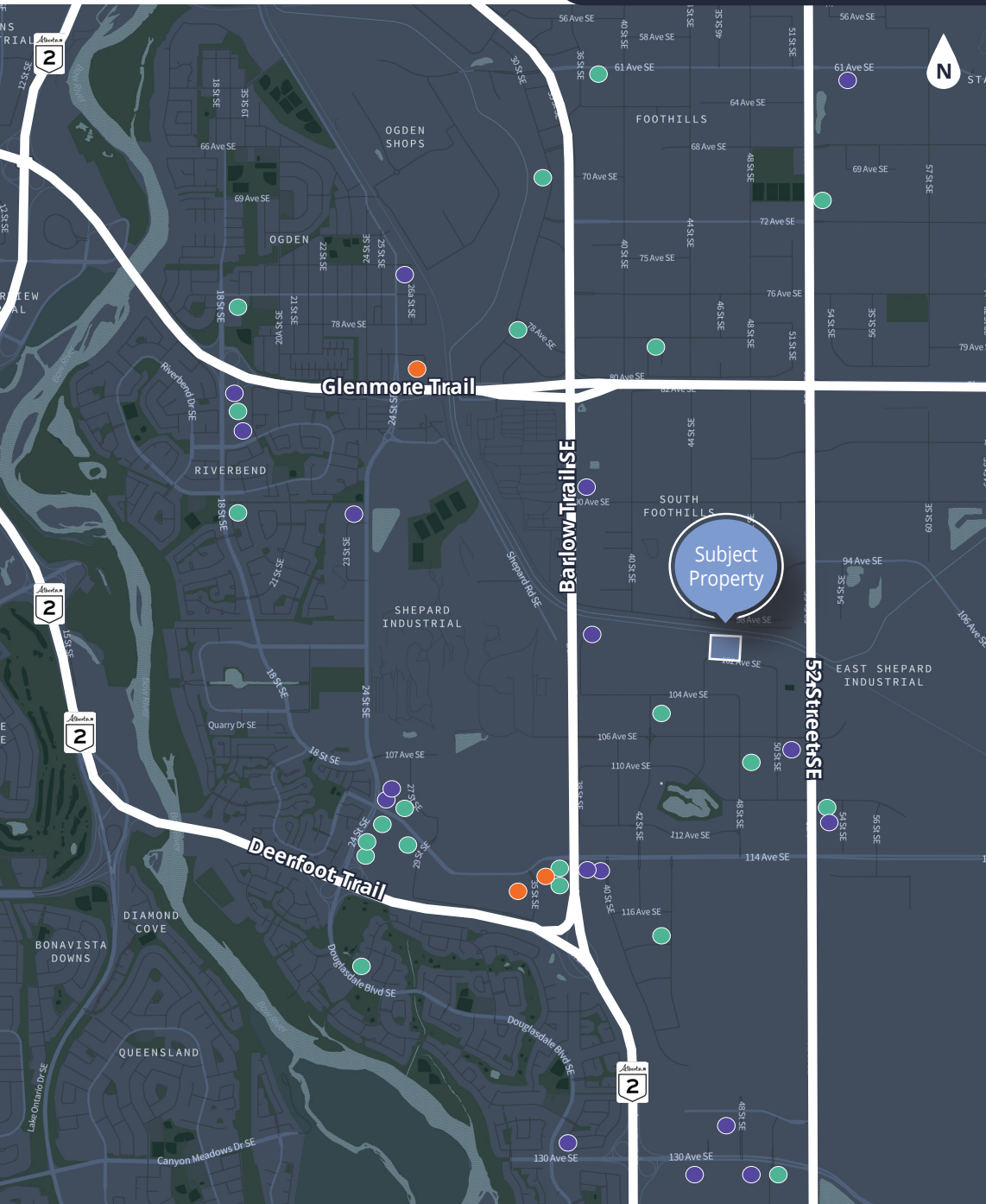
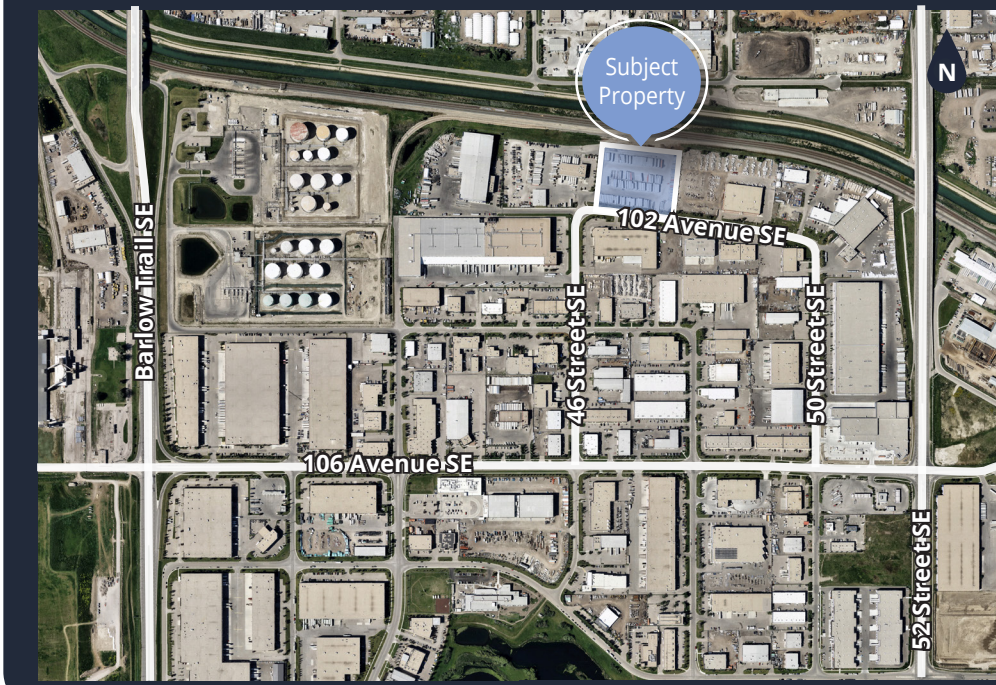
Unit	Total Size (SF)	Mezzanine (SF)	Clear	Dock Doors	Drive-In Doors
#100 (CL)	14,025	1,925	32'	2 (9'x10')	1 (14'x16')
#200 (CL)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#300 (CL)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#400 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#500 (L)	14,025	1,925	32'	2 (9'x10')	1 (14'x16')
#600	12,100	-	32'	3 (9'x10')	-
#700 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#800 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#900 (L)	14,025	-	32'	2 (9'x10')	1 (14'x16')

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# Location

Located strategically along 102 Avenue SE in Eastlake Industrial Park, this property offers exceptional access to major thoroughfares. The site is surrounded by a variety of nearby amenities, including restaurants, gas stations, and car/truck washes. With Deerfoot Trail, Glenmore Trail, and Stoney Trail SE all within a five-minute drive, this location is ideal for logistics and other industrial operations.



# Drive Times

YYC International Airport  
*20 minutes*

Downtown Calgary  
*15 minutes*

Deerfoot Trail SE  
*5 minutes*

Glenmore Trail  
*5 minutes*

Stoney Trail SE  
*5 minutes*

Barlow Trail SE  
*3 minutes*

# Legend

- Dining
- Gas Station
- Accomodation

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Get more information

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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