

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

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

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | 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

OPERATION COSTS:

\$6.48 per sq. ft. per annum (for 2025)

AVAILABLE:

Immediately

DISTRICT:

Eastlake Industrial Park

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

20' clear

ELECTRICAL:

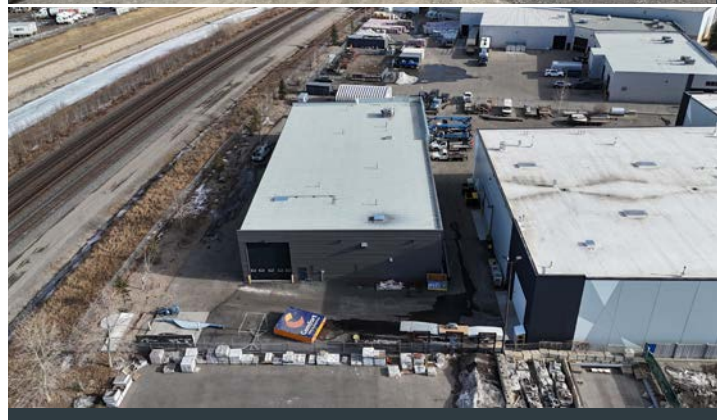
600 amps, 120/240 volts, 3-phase (TBV)

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
- » Quonset to be removed by Landlord to create additional secured yard area and on-site parking
- » Quick access to 52nd Street SE

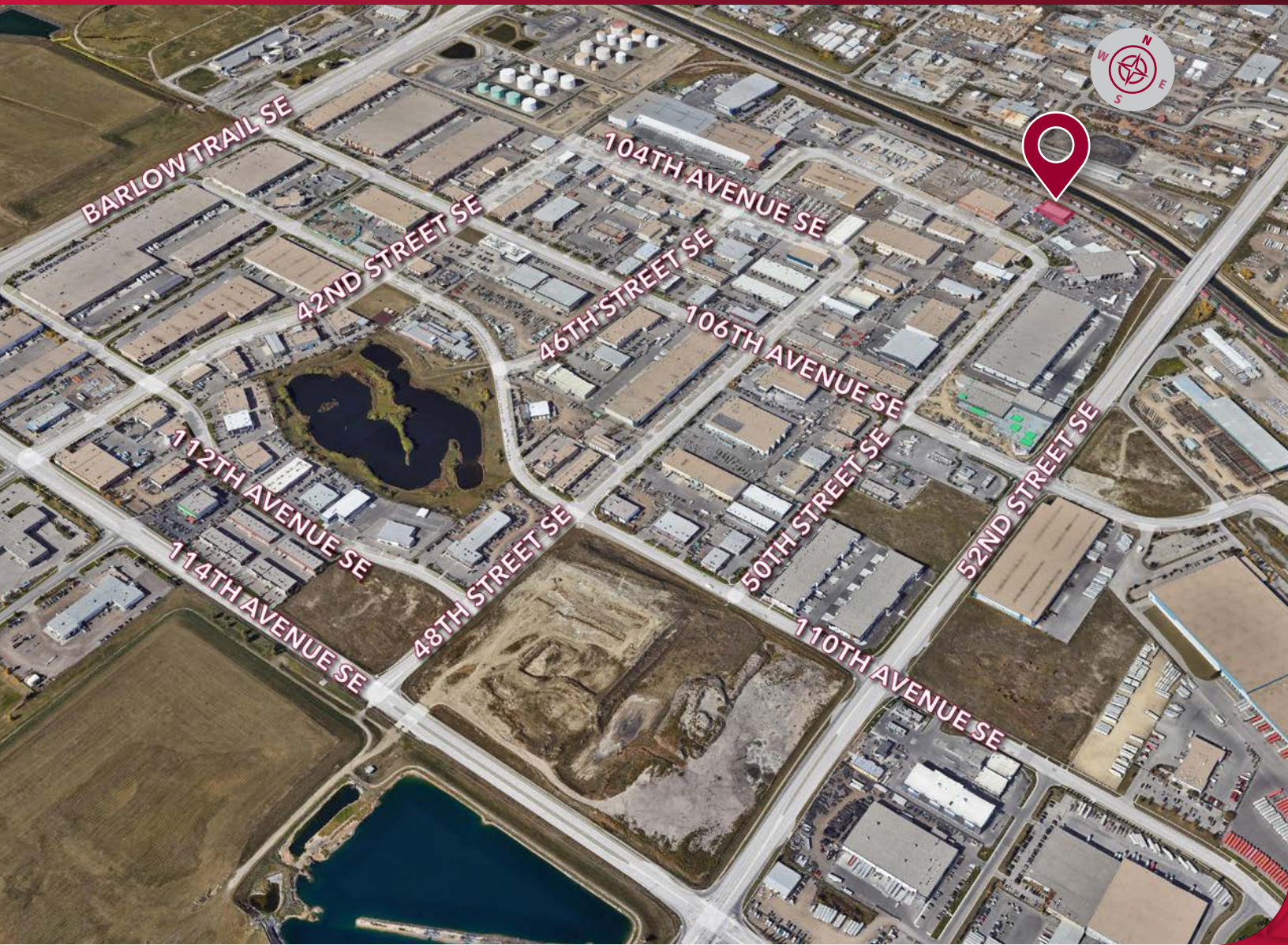


SITE PLAN



102 AVE SE

LOCATION



CONTACT US



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