

# FOR LEASE



**4940 - 102<sup>nd</sup> 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

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

# 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



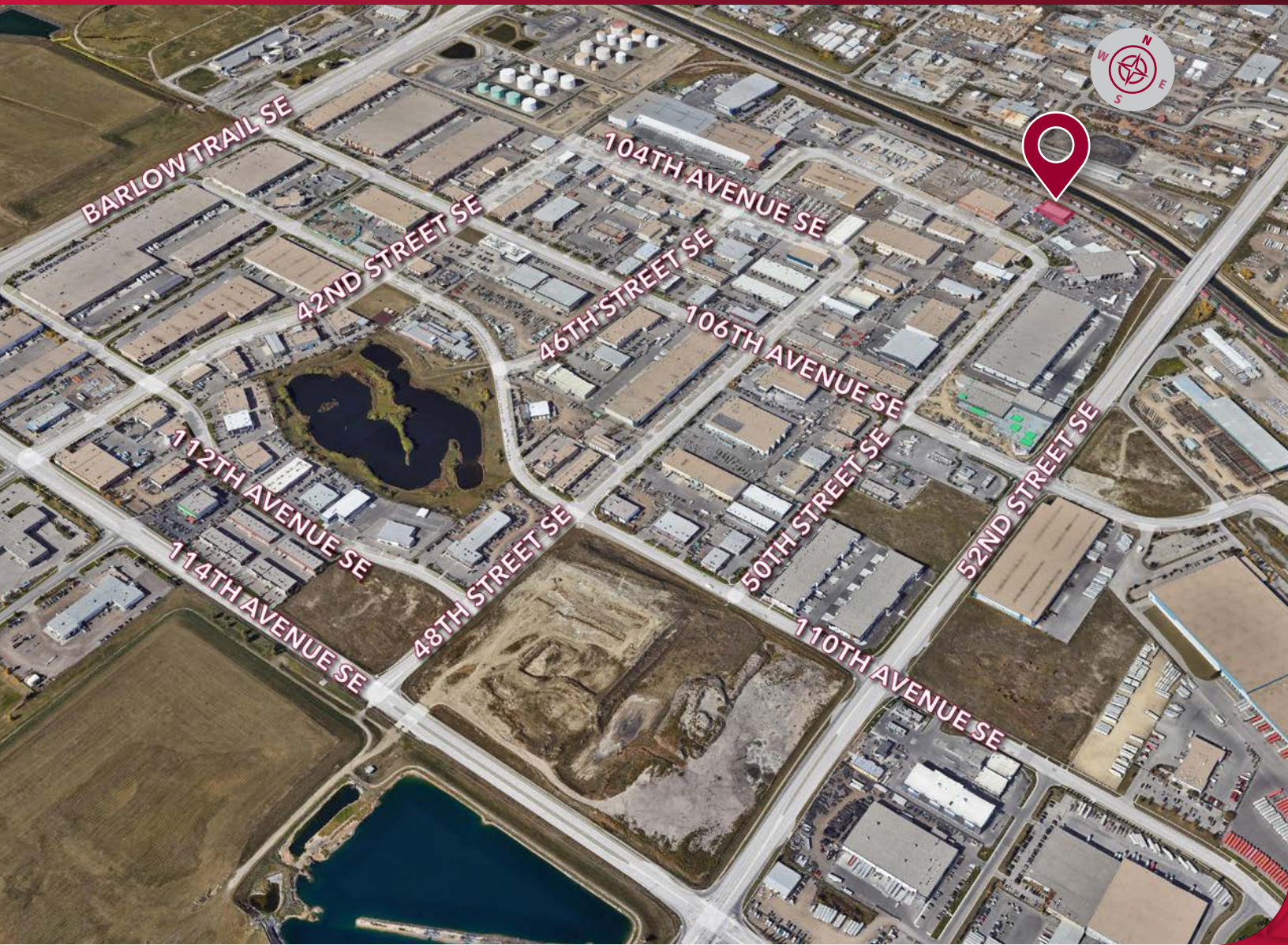


# SITE PLAN



102 AVE SE

# LOCATION



## CONTACT US



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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9  
lee-associates.com/calgary

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