

FOR LEASE



10911 - 50th Street SE, Calgary, AB
15,021 square feet on 1.23 acres



**'A' Class
Construction**



**Dock & Drive-in
Loading**



**Fenced & Secured
Yard**



**Located in Eastlake
Industrial Park**

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

PROPERTY DETAILS

AVAILABLE AREA:

Main Floor Office:	1,627 sq. ft.
Second Floor Office:	2,258 sq. ft.
Warehouse:	10,941 sq. ft.
Total:	15,021 sq. ft.

SITE SIZE:

1.23 acres

NET LEASE RATE:

Market

OPERATING COSTS:

\$7.36 per sq. ft. per annum (for 2022)

AVAILABLE:

Immediately

YEAR OF CONSTRUCTION:

2011

ZONING:

I-G (Industrial General)

LOADING:

- 2 - 9' x 10' dock doors
- 1 - 9' x 10' drive-in door
- 2 - 14' x 16' drive-in doors
- 1 - 12' x 14' drive-in door

CEILING HEIGHT:

24' clear

ELECTRICAL:

600 amps, 347/600 volts, 3 phase service
120/208 volt step-down transformer
& multiple sub-panels

HEATING:

4 rooftop HVAC units for office

LIGHTING:

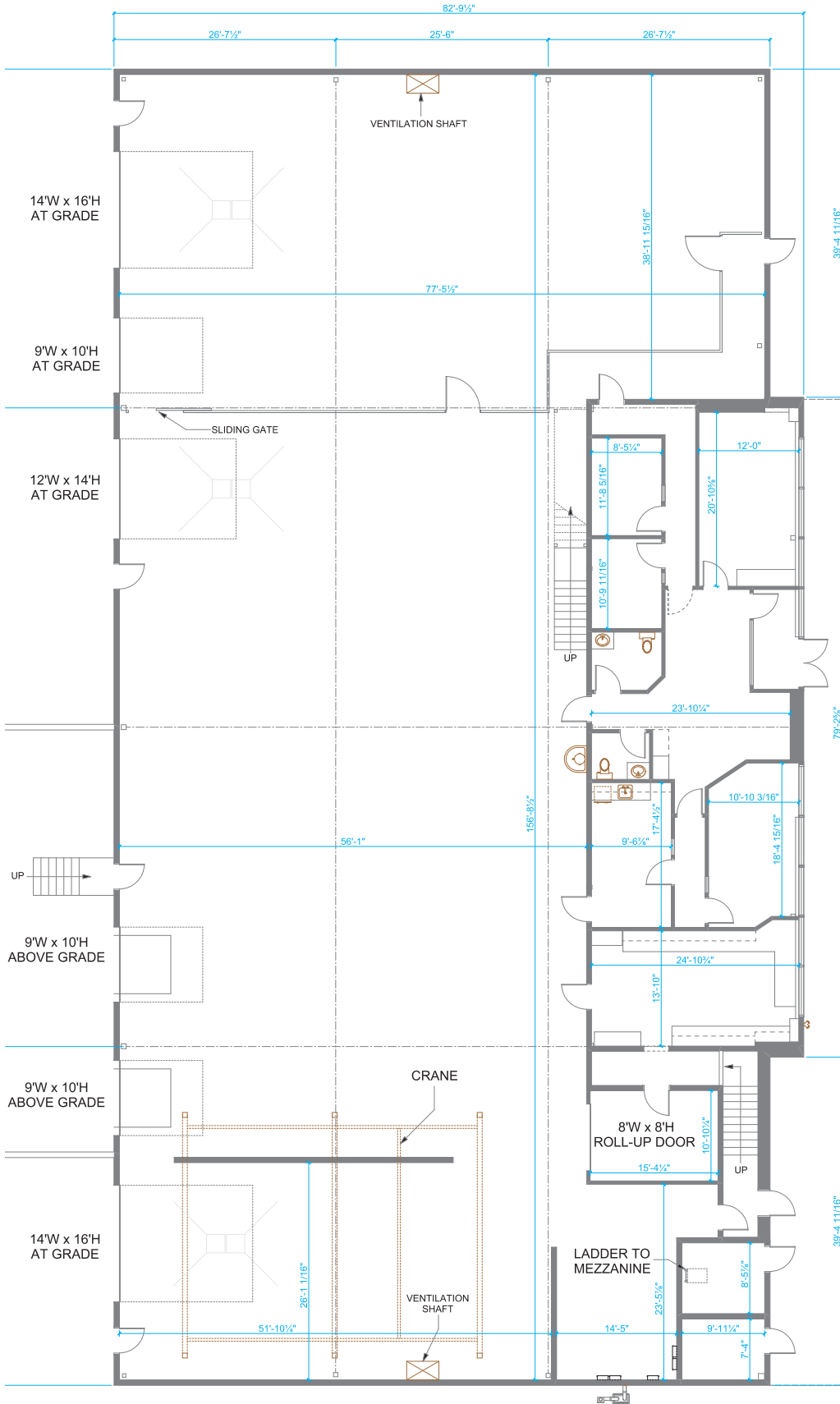
T5HO Fluorescent Lighting

BUILDING ATTRIBUTES:

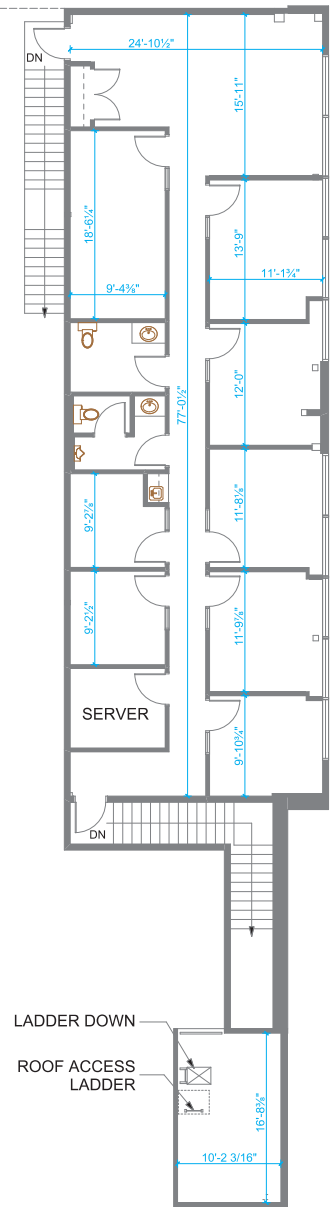
- » Clear span warehouse, no columns
- » ESFR sprinkler system
- » Make-up Air System with 16,000cfm capacity
- » Sumps
- » Hotsy Wash System
- » 2 TON overhead crane
- » Extensive electrical and air lines throughout



FLOOR PLAN

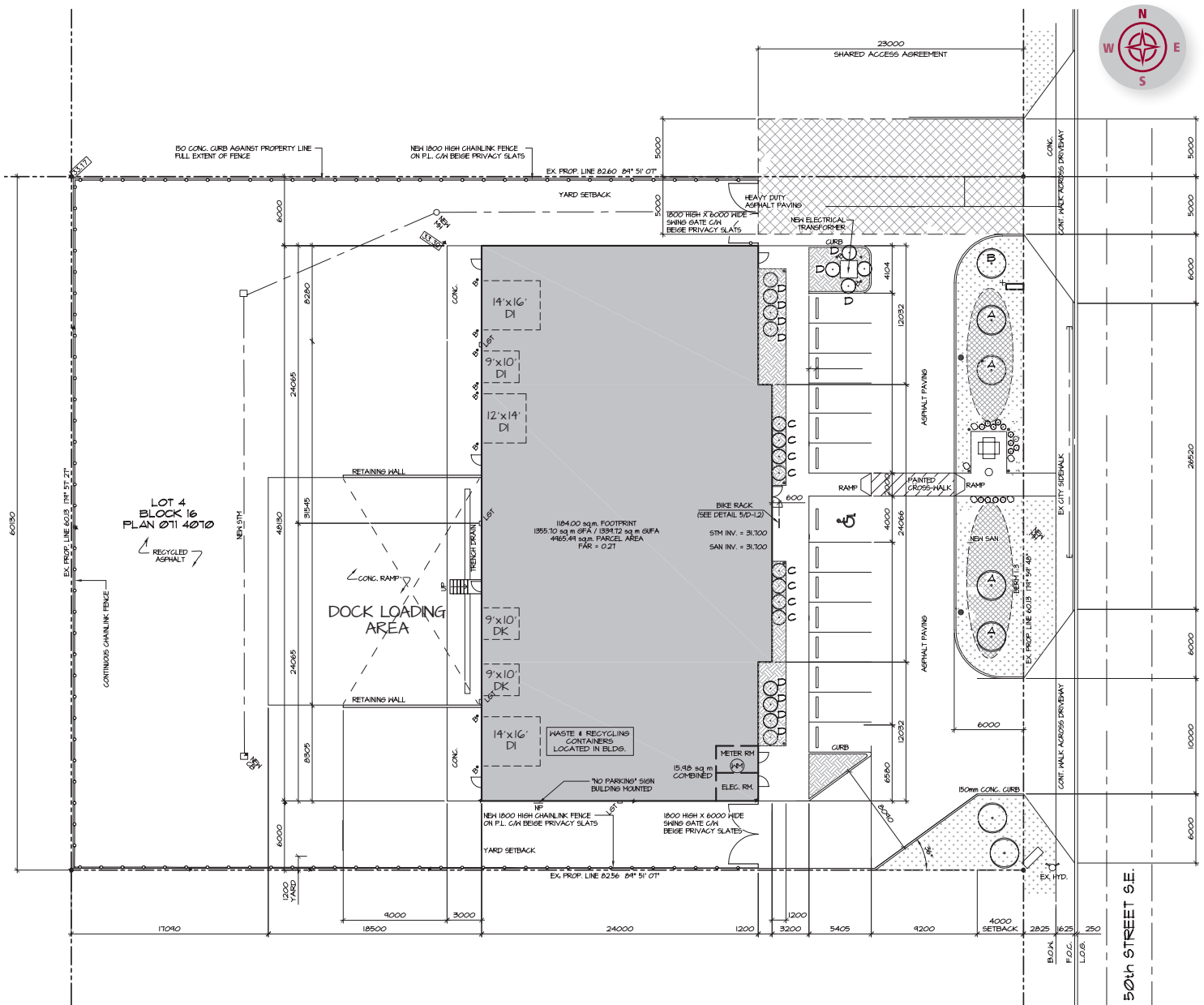


MAIN FLOOR

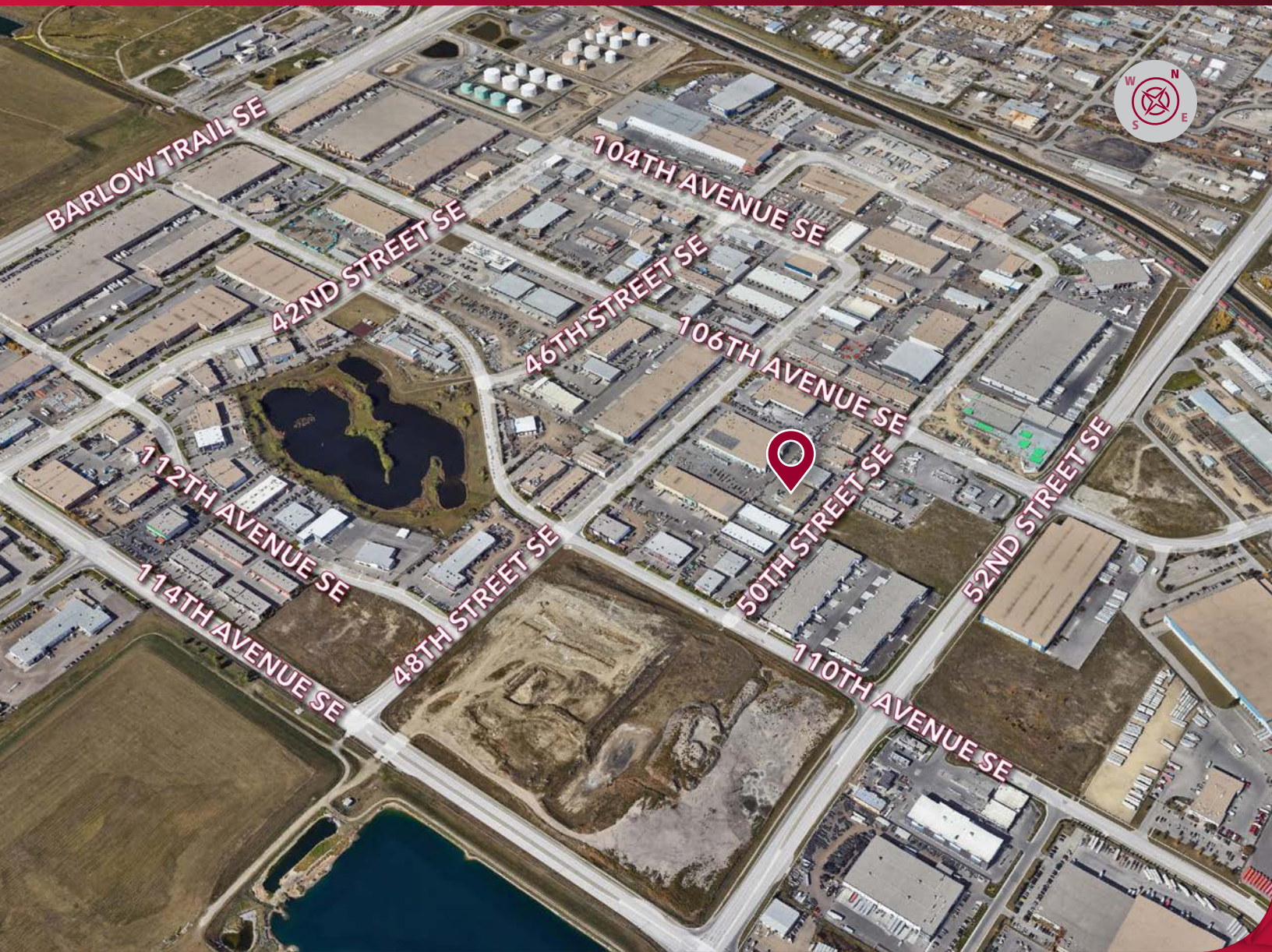


2ND FLOOR / MEZZANINE

SITE PLAN



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES