

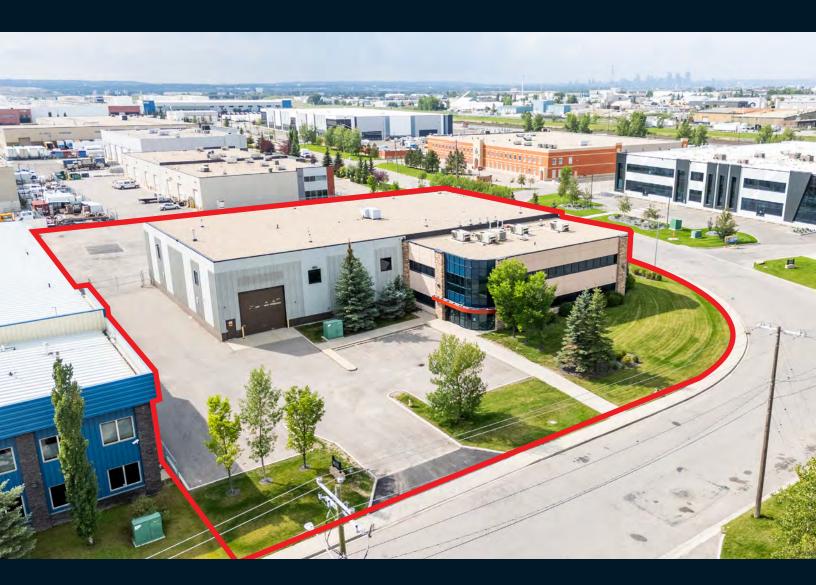
# **For Lease**

10341 - 50 Street SE

Calgary, Alberta

Freestanding 23,306 s.f. building on 2.08 acres



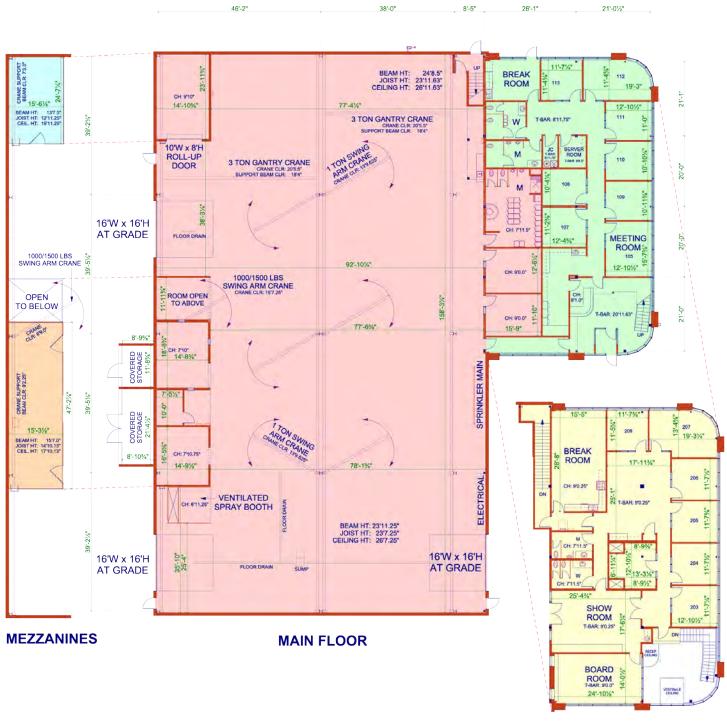


- High quality office improvements over two floors
- Secured paved yard area with large marshalling area
- Equipped with existing crane systems
- Quick access to major southeast thoroughfares



# Property Details

District	Eastlake Industrial		Loading	1 (16' x 16') Drive-Thru Door 1 (16' x 16') Drive-In Door
Zoning	I-G (Industrial General)		Power	1,200 amps @ 347/600 volts
Building Size	Main Floor Office Second Floor Office	3,280 s.f. 3,855 s.f.	Sprinklered	Yes
	Warehouse	15,901 s.f.	Features	Dual compartment sump with
	Total:	23,306 s.f.		trench drains  • Make Up Air: 12,000 CFM
	Bonus Mezzanine:	1,180 s.f.		• Paint booth
				Compressed air lines
	2.00			<ul> <li>Locker room</li> </ul>
Site Area	2.08 acres			Outdoor main floor patio area
Clear Height	24'		Available	Immediately
Cranes	<ul> <li>2 x 3 ton bridge cranes with 17' hook height</li> <li>6 x 1 ton jib cranes with 13'8" to u/s of structure</li> <li>1 x 1,000 lbs jib crane with 12'5" hook height</li> </ul>		Lease Rate	\$20.00 p.s.f.
			Op. Costs	\$6.89 p.s.f. (fully managed) (2025)



**2ND FLOOR** 

## Photos •





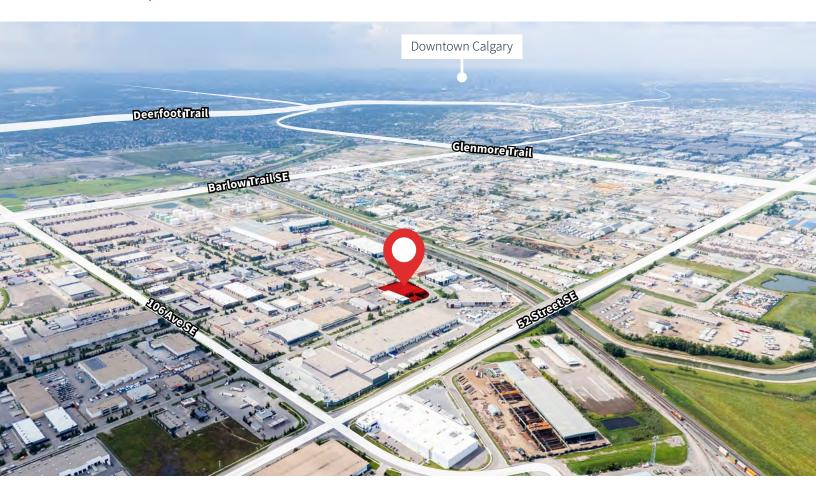








### Site Map



#### **Drive Times**



Deerfoot Trail (Highway 2) 5 mins. | 3.3 km



Trans-Canada Highway 15 mins. | 15.9 km



Stoney Trail (Ring Road) 6 mins. | 4.2 km



Calgary Int. Airport 25 mins. | 30.1 km



Glenmore Trail

5 mins. | 3.1 km



Downtown Calgary 18 mins. | 16.6 km

#### Contact us for more information



**Executive Vice President** +1 403 456 2221 ryan.haney@jll.com

Vice President +1 403 456 2346 carey.koroluk@jll.com

Vice President +1 403 456 2197 austin.smith@jll.com **Marshall Toner** 

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

**Chris Saunders** 

**Executive Vice President** +1 403 456 2218 chris.saunders@jll.com

**Troy Robinson** 

Associate +1 403 670 7353 troy.robinson@jll.com

jll.ca

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