

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

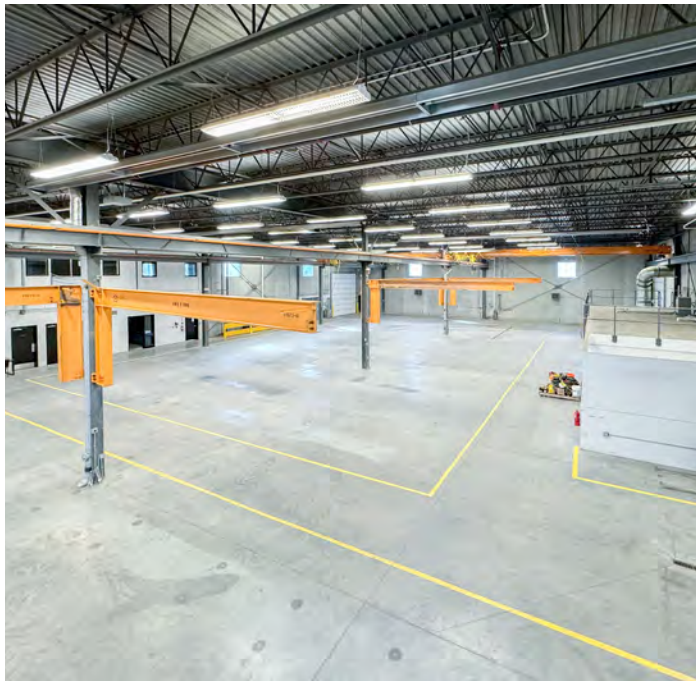
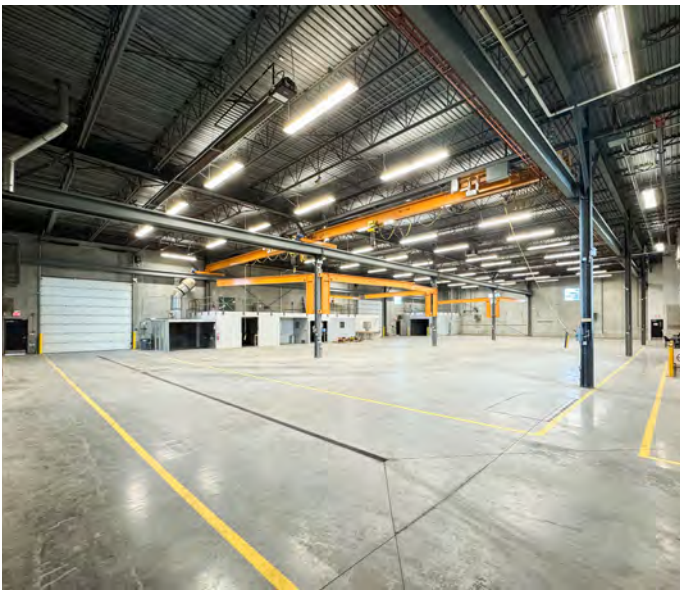


Property Details

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	3,280 s.f.	Sprinklered	Yes
	Second Floor Office	3,855 s.f.	Features	<ul style="list-style-type: none"> Dual compartment sump with trench drains Make Up Air: 12,000 CFM Paint booth Compressed air lines Locker room Outdoor main floor patio area
	Warehouse	15,901 s.f.		
	Total:	23,306 s.f.		
	Bonus Mezzanine:	1,180 s.f.		
Site Area	2.08 acres		Available	Immediately
Clear Height	24'		Lease Rate	\$20.00 p.s.f.
Cranes	<ul style="list-style-type: none"> 2 x 3 ton bridge cranes with 17' hook height 6 x 1 ton jib cranes with 13'8" to u/s of structure 1 x 1,000 lbs jib crane with 12'5" hook height 		Op. Costs	\$6.89 p.s.f. (fully managed) (2025)



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**

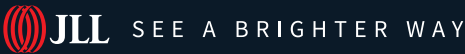


Glenmore Trail **5 mins. | 3.1 km**



Downtown Calgary **18 mins. | 16.6 km**

Contact us for more information



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