

# 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

<b>District</b>	Eastlake Industrial	<b>Loading</b>	3 (16' x 16') Drive-In Doors (Includes 1 drive-thru bay)
<b>Zoning</b>	I-G (Industrial General)	<b>Power</b>	1,200 amps @ 347/600 volts
<b>Building Size</b>	<div> <div>Main Floor Office</div> <div>3,280 s.f.</div> </div> <div> <div>Second Floor Office</div> <div>3,855 s.f.</div> </div> <div> <div>Warehouse</div> <div>15,901 s.f.</div> </div> <div> <div>Total:</div> <div>23,306 s.f.</div> </div> <div> <div>Bonus Mezzanine:</div> <div>1,180 s.f.</div> </div>	<b>Features</b>	<ul style="list-style-type: none"> <li>Dual compartment sump with trench drains</li> <li>Make Up Air: 12,000 CFM</li> <li>Paint booth</li> <li>Compressed air lines</li> <li>Locker room</li> <li>Outdoor main floor patio area</li> </ul>
<b>Site Area</b>	2.08 acres	<b>Sprinklered</b>	Yes
<b>Clear Height</b>	24'	<b>Available</b>	Immediately
<b>Cranes</b>	<ul style="list-style-type: none"> <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>	<b>Lease Rate</b>	\$20.00 p.s.f.
		<b>Op. Costs</b>	\$6.89 p.s.f. (fully managed) (2025)

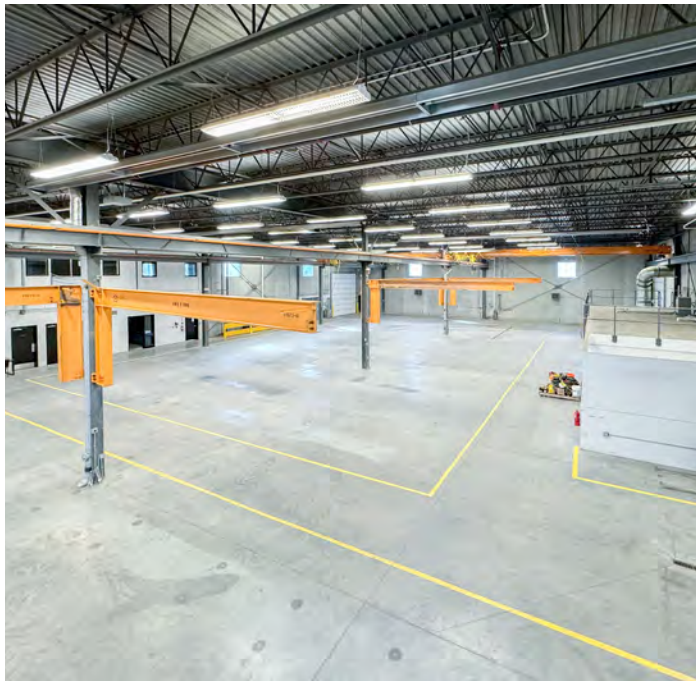
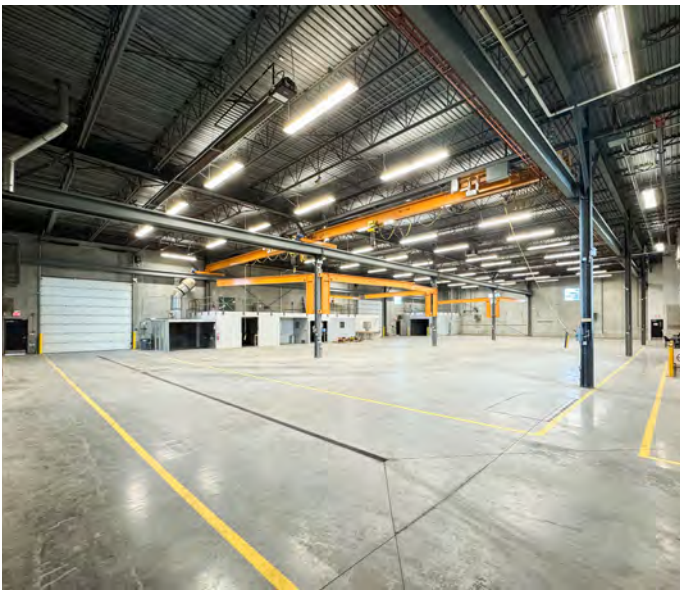


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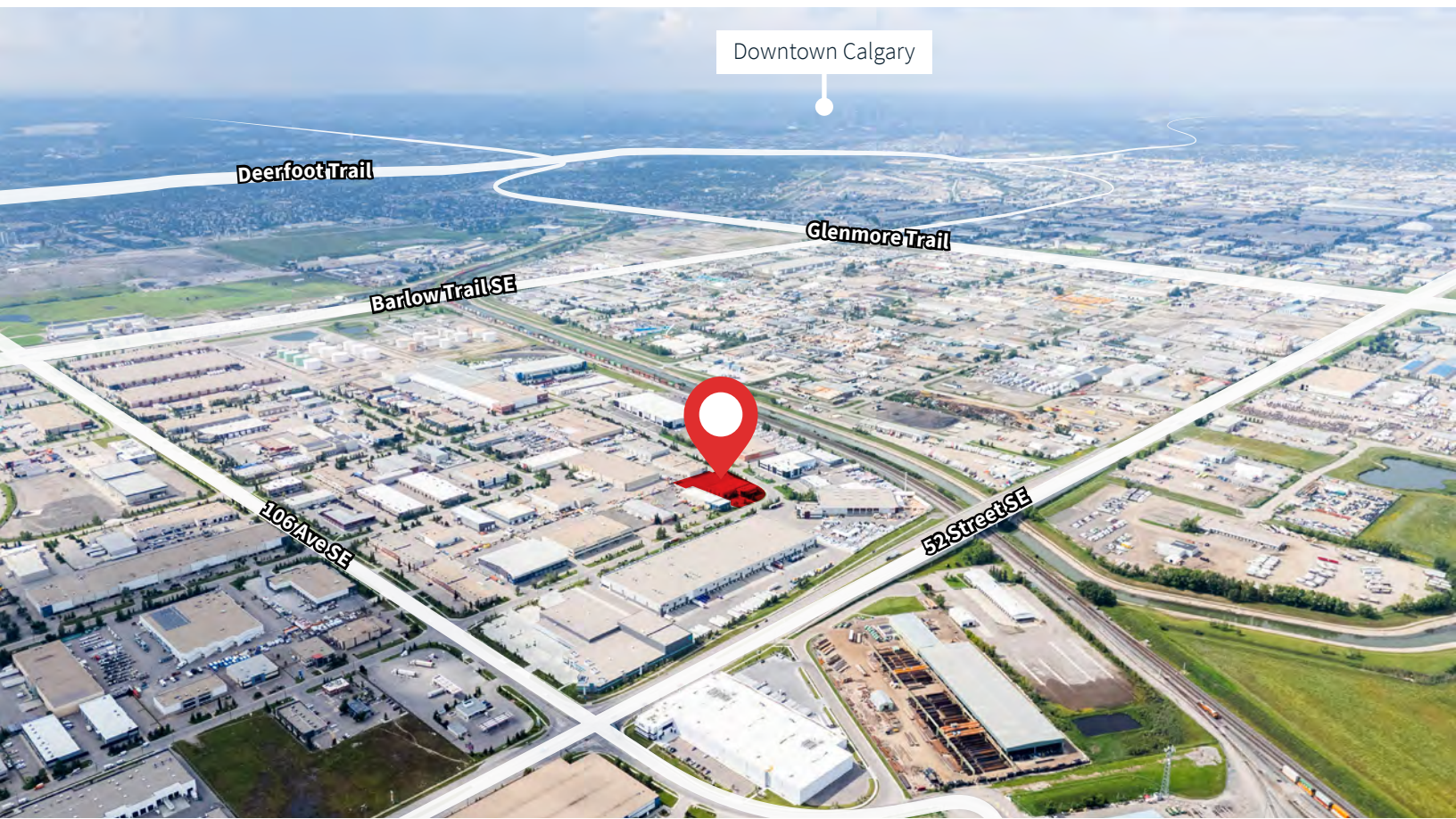


Photos





# 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**

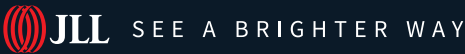


Glenmore Trail **5 mins. | 3.1 km**



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

## Contact us for more information



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