

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	3 (16' x 16') Drive-In Doors (Includes 1 drive-thru bay)
Zoning	I-G (Industrial General)		Power	1,200 amps @ 347/600 volts
Building Size	Main Floor Office Second Floor Office Warehouse Total:	15,901 s.f. 23,306 s.f.	Features	 Dual compartment sump with trench drains Make Up Air: 12,000 CFM Paint booth Compressed air lines Locker room
	Bonus Mezzanine:	1,180 s.f.		Outdoor main floor patio area
Site Area	2.08 acres		Sprinklered	Yes
Clear Height	24'		Available	Immediately
Cranes	 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 		Lease Rate	\$20.00 p.s.f.
			Op. Costs	\$6.89 p.s.f. (fully managed) (2025)



Photos •





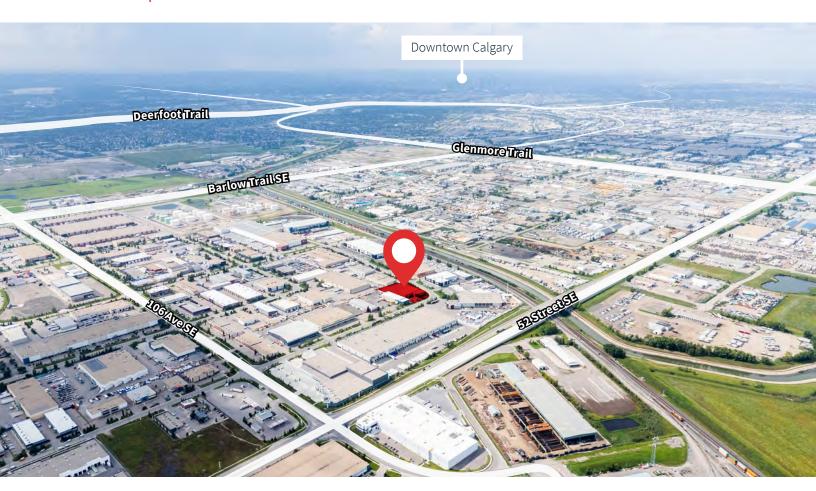








Site Map



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



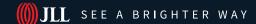
Glenmore Trail

5 mins. | 3.1 km



Downtown Calgary 18 mins. | 16.6 km

Contact us for more information



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