

EASTLAKE INDUSTRIAL
OPPORTUNITY
// 6,685 SF

FOR LEASE

4528 112th Avenue SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- “A” class industrial end-unit condo bay in 4-unit project;
- Pre-cast concrete construction, in-floor heating and sump;
- Quality office development over two levels;
- Approximately 110 feet of yard depth allows for additional parking, outside storage, or marshalling area;
- Unit has ample natural light;
- Site offers quick access to Barlow Trail SE, 52nd Street SE, 114th Avenue SE, and Deerfoot Trail SE.

FOR LEASE | 4528 112th Avenue SE

PROPERTY OVERVIEW

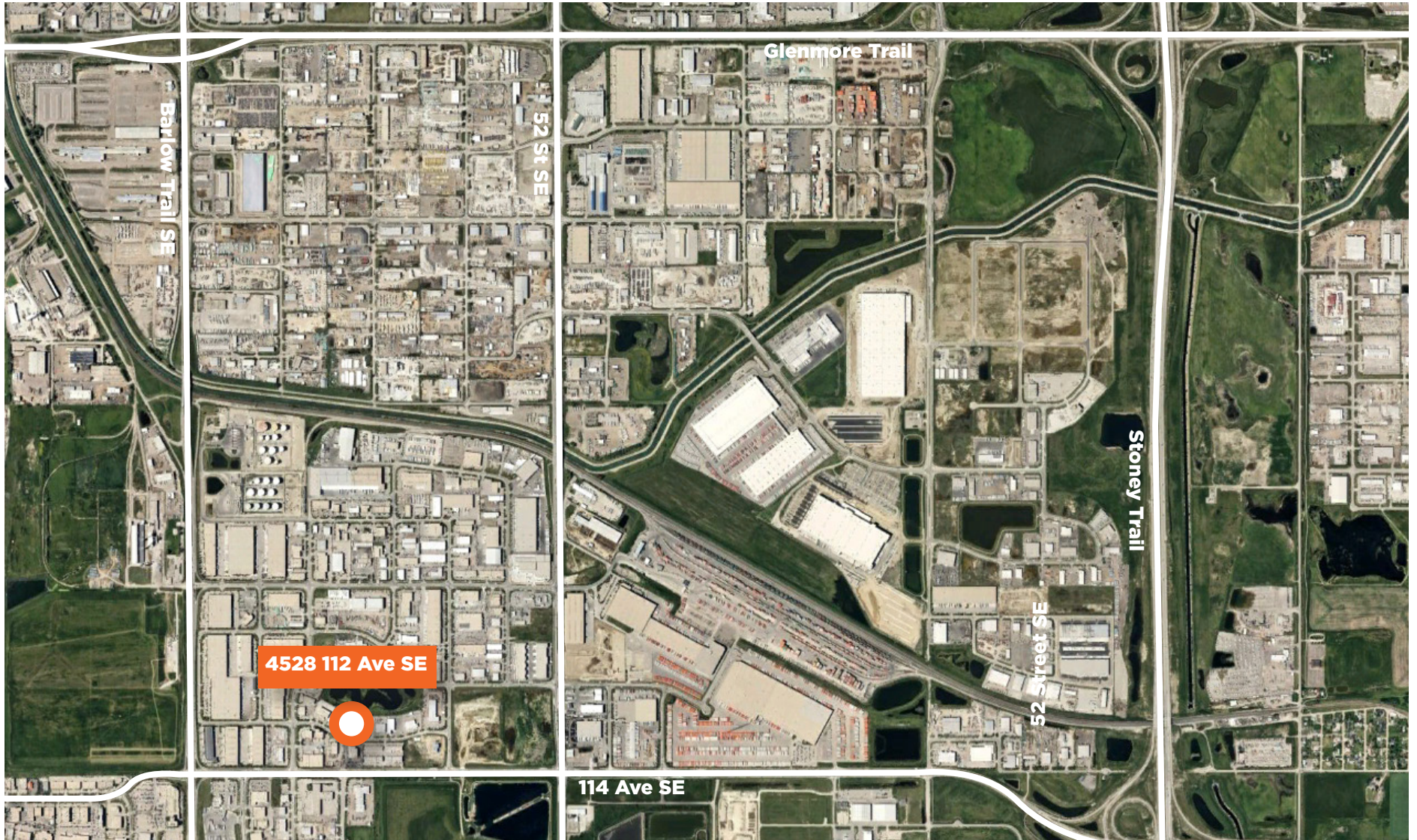
Address:	4528 112th Avenue SE
District:	Eastlake Industrial
Zoning:	Industrial General (I-G)
Year Built:	2008
Total Square Footage:	6,685 SF
	Office: 3,000 SF (over 2 levels)
	Warehouse: 3,685 SF
Clear Height:	22' (TBV)
Loading:	12' x 12' Drive-in
Power:	225 Amp, 208 V, 3-phase
Lease Rate:	Starting at \$14.50 PSF
Op. Costs (est. 2024):	\$7.57 PSF
Property Tax (est. 2024):	\$4.33 PSF
Availability:	June 2024



INTERIOR FEATURES // 4528 112th Avenue SE



LOCATION



Drive Times:

Deerfoot Trail SE: **4 minutes**
Glenmore Trail: **5 minutes**

Stoney Trail: **6 minutes**
Barlow Trail: **3 minutes**

Calgary Airport: **26 minutes**
Calgary Downtown: **20 minutes**



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