

FOR SALE OR LEASE

 VIEW ONLINE

4540

104th Avenue SE

CALGARY | AB

±15,500 Square
Feet on ±1.00
Acre Available

Rare, State of the Art Flex
Building for Sale or Lease



VIRTUAL
TOUR



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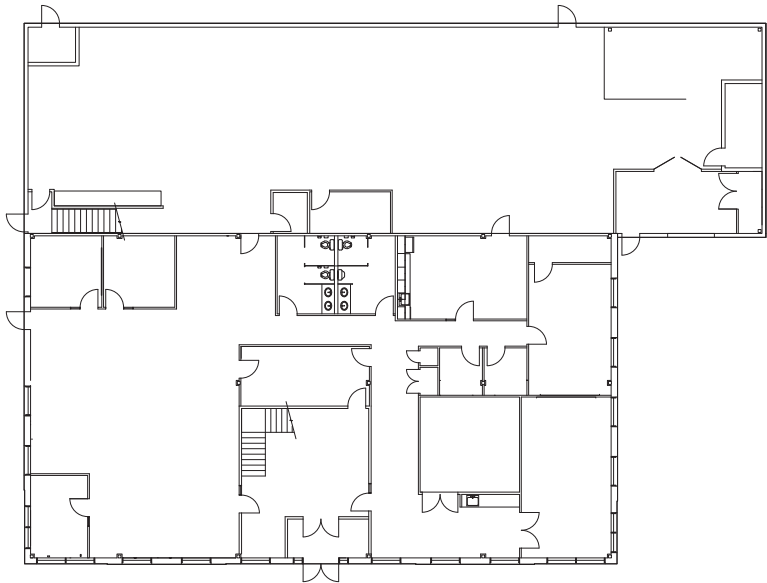
BUILDING SPECIFICATIONS

District	Eastlake Industrial Park
Zoning	I-G, Industrial General
Year Built	2008
Site Size	±1.00 Acre
Total Available Area	±15,500 SF
Office Area	±11,000 SF (Over two floors)
Warehouse Area	±4,500 SF
Loading	1 Dock Door with Leveler
Ceiling Height	20' Clear
Power	400 Amp, 600 Volt (TBV)
Lighting	T-5 Fluorescent Fixtures
Sprinklers	Yes
Asking Lease Rate	Market
Operating Costs & Taxes	\$7.50 PSF (est. 2020)
Asking Sale Price	Market
Available	Immediate

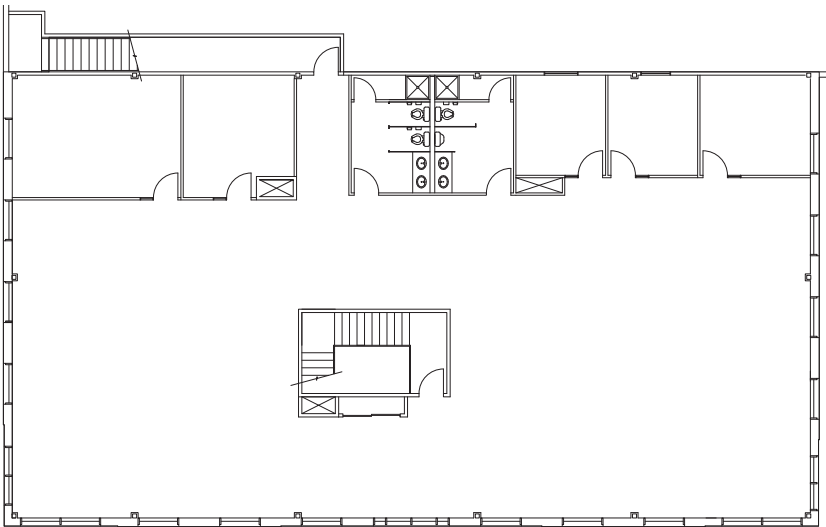
FEATURES

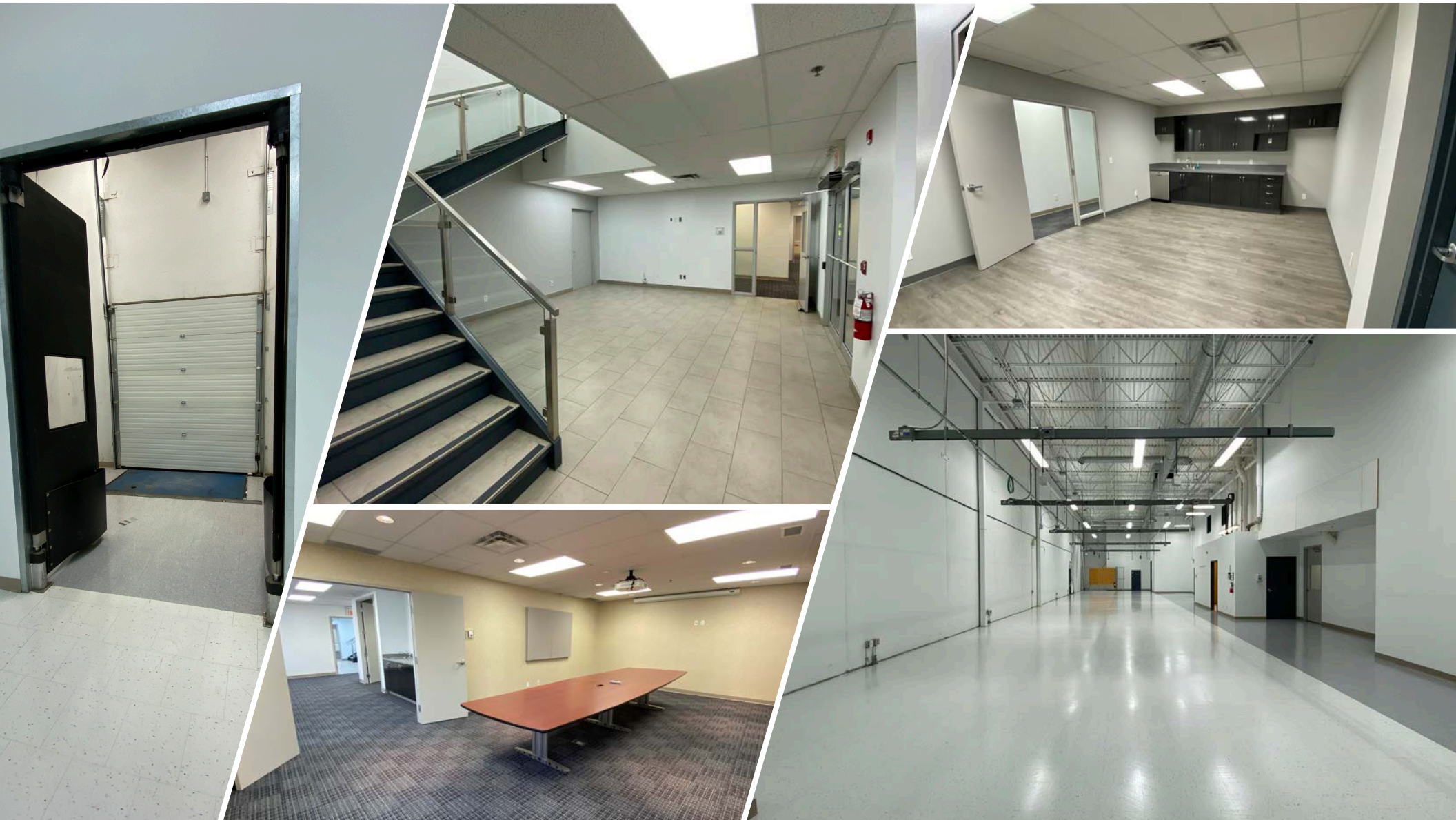
- New hot water tank
- Nicely built-out office over 2 floors (5,500 SF per floor)
- Washrooms on both levels (2nd floor office washrooms equipped with showers)
- Power distributed throughout warehouse portion
- Warehouse well laid out for assembly space
- HVAC in warehouse portion
- Gated and secured parking area with 57 stalls

MAIN FLOOR PLAN



SECOND FLOOR PLAN





CLOCKWISE FROM TOP LEFT: Interior Loading Area // Front Reception Area // Kitchen Area // Warehouse Area // Large Boardroom



CLOCKWISE FROM TOP LEFT: Front of the Building // Exterior Loading Area // Aerial of Property // Front of the Building



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