

FOR LEASE

 VIEW ONLINE

4470

50th Avenue SE

CALGARY | AB

±6,130 square
feet of office and
warehouse space

The complex has direct exposure
to 50th Avenue SE, which sees over
9,000 vehicles per day and has excellent
access to major city thoroughfares.



VIRTUAL
TOUR

REDUCED LEASE RATE



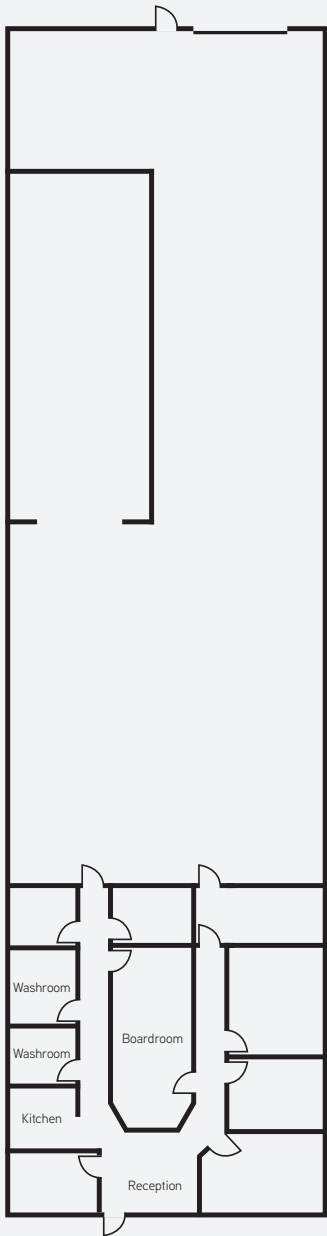
Colliers International
330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

Josh Magnussen
Vice President | Partner
+1 403 771 2064
josh.magnussen@colliers.com

Paul Marsden
Executive Vice President | Partner
+1 403 605 9632
paul.marsden@colliers.com

Kyle Bietz
Associate
+1 587 225 5004
kyle.bietz@colliers.com

Floor Plan



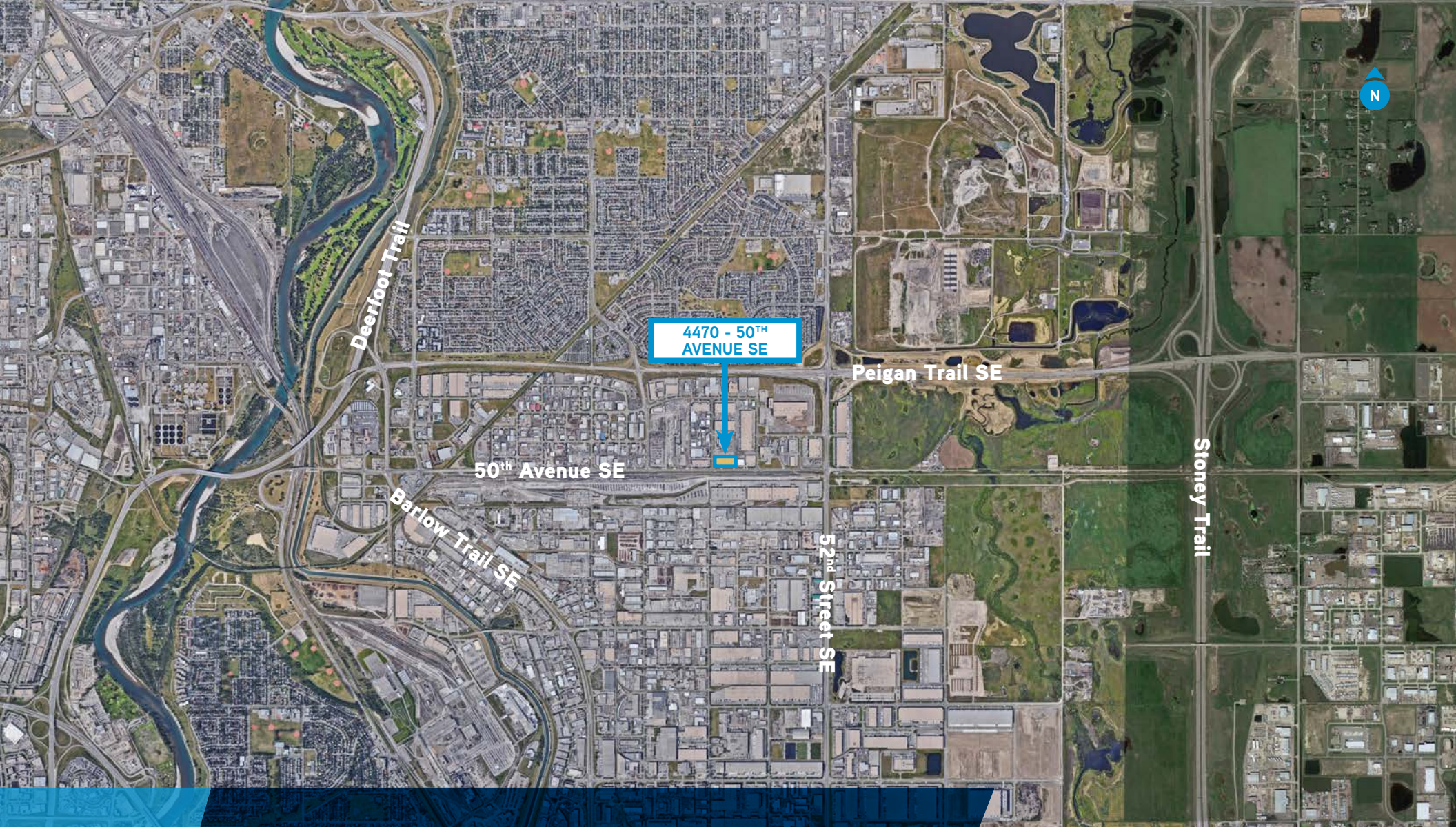
BUILDING SPECIFICATIONS

District	Eastfield
Zoning	I-G, Industrial General
Total Available Area	±6,130 SF
Year Built	1999
Ceiling Height	16' Clear
Lighting	T5HO
Power	250 Amp, 120/208 Volt (TBV)
Loading	1 Drive-In Door (12'x14')
Sprinklered	Yes
Asking Lease Rate	\$10.00 PSF
Operating Costs	\$2.95 PSF Operating Costs \$2.89 PSF Property Tax \$5.84 PSF (est. 2021) <i>*Utilities not included</i>
Available	Immediately

FEATURES

- Bright and open office area with multiple private offices, male and female washrooms, and kitchen area
- Double row parking at the front of the building and single row parking in the rear
- Large truck marshalling area
- Radiant and forced air heating in the warehouse area
- High quality pre-cast concrete construction
- Quick access to major city thoroughfares, such as Peigan Trail SE, Barlow Trail SE, Glenmore Trail, 52nd Street SE, and the Stoney Trail Ring Road





4470 - 50TH
AVENUE SE

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