



15,517 sf

Warehouse/Office

0.9 ac

Land

## WAREHOUSE/OFFICE BUILDING IN EAST LAKE FOR LEASE

4940 102 Avenue SE  
Calgary



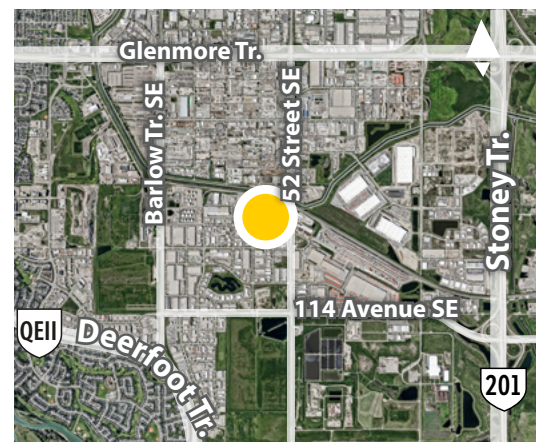
2 (18'x20')  
drive-in



600A, 120/240V,  
and 400A 120/240V  
power (TBV)



Ceiling  
height



**Luke Stiles**, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • [lstyles@barclaystreet.com](mailto:lstyles@barclaystreet.com)

**Darren Abrahamson**, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • [dabrahamson@barclaystreet.com](mailto:dabrahamson@barclaystreet.com)

**Ryan McBride**, ASSOCIATE

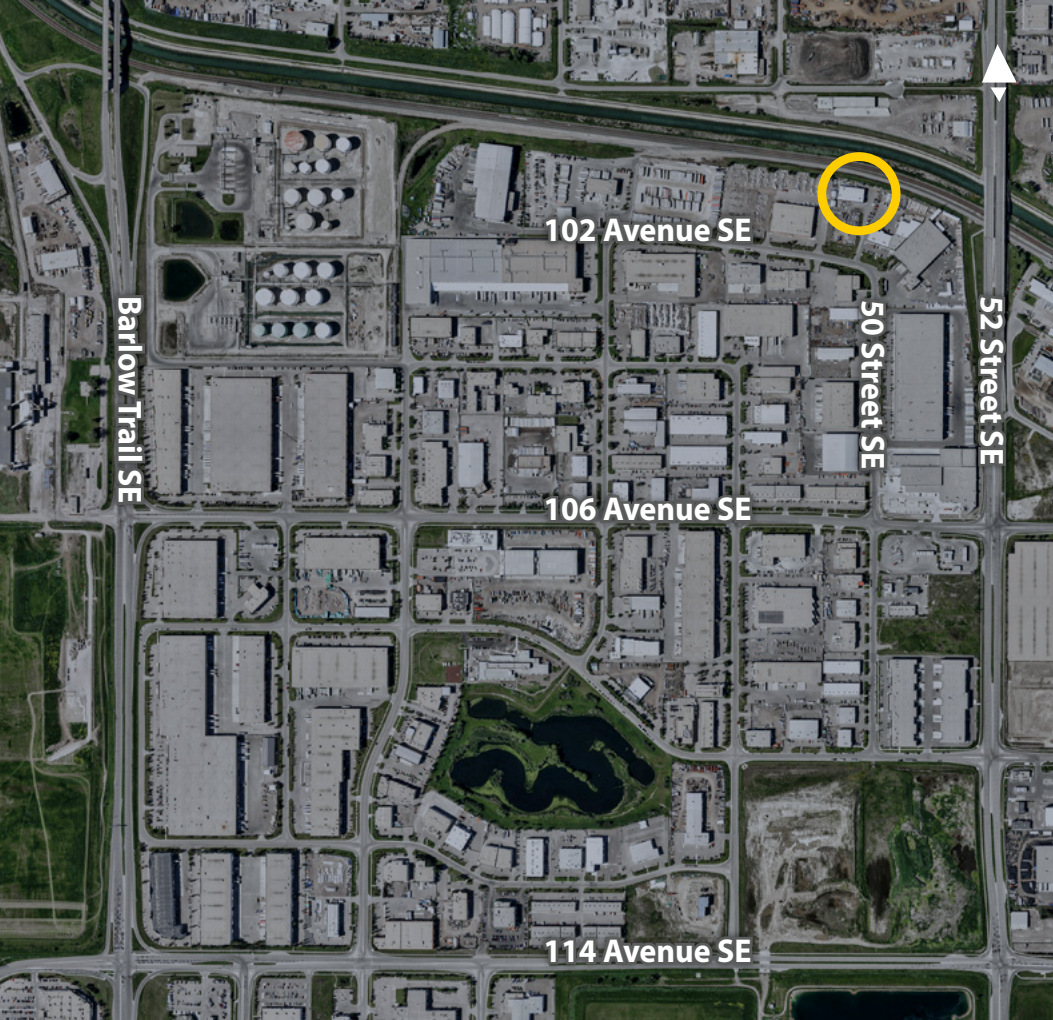
c: 403-875-1042 • d: 403-294-7182 • [rmcbride@barclaystreet.com](mailto:rmcbride@barclaystreet.com)



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS









## PROPERTY INFORMATION

**ADDRESS:** 4940 102 Avenue SE, Calgary

**DISTRICT:** East Lake Industrial Park

**ZONING:** I-G (Industrial General)

**BUILDING:** Warehouse ±13,013 sf (incl. ±528 sf office)  
2nd floor office ±2,504 sf

**TOTAL:** 15,517 sf

**LAND AREA:** 0.9 ac

**SITE COVERAGE:** 33%

**LOADING:** 2 (18' x 20') drive-in

**CEILING HEIGHT (CLEAR):** 20' (TBV)

**POWER:** » One 600A; 120/240V service (TBV), and  
» One 400A; 120/240V service (TBV)

**MAKE-UP AIR:** Yes, CFM TBV

### COMMENTS:

- » Paint booth available for purchase.
- » Quonset available to lease. Can be removed by Landlord to allow for additional parking/yard area.

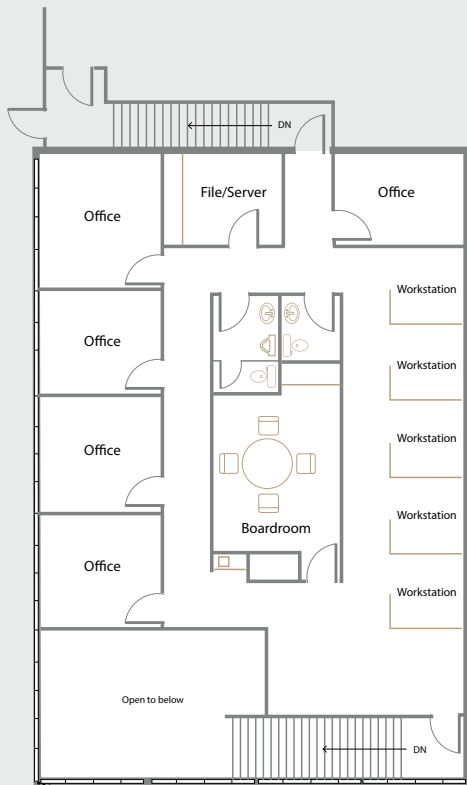
## LEASE INFORMATION

**AVAILABILITY:** May 2025 (TBC)

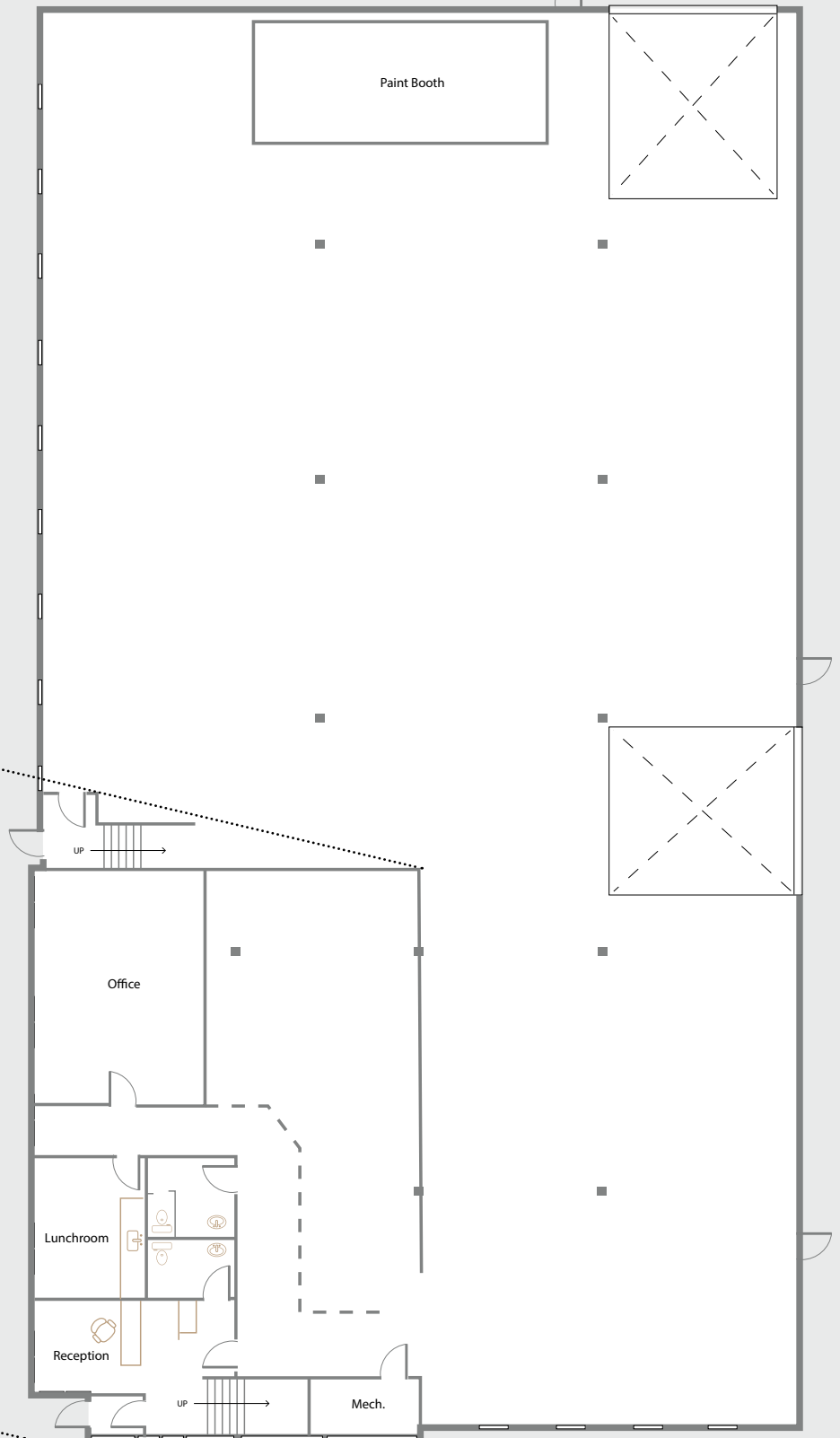
**OP. COSTS AND TAXES:** \$6.48 psf

**LEASE RATE:** Starting at \$16.50 psf. Escalating at 3% per year





2ND FLOOR OFFICE



WAREHOUSE







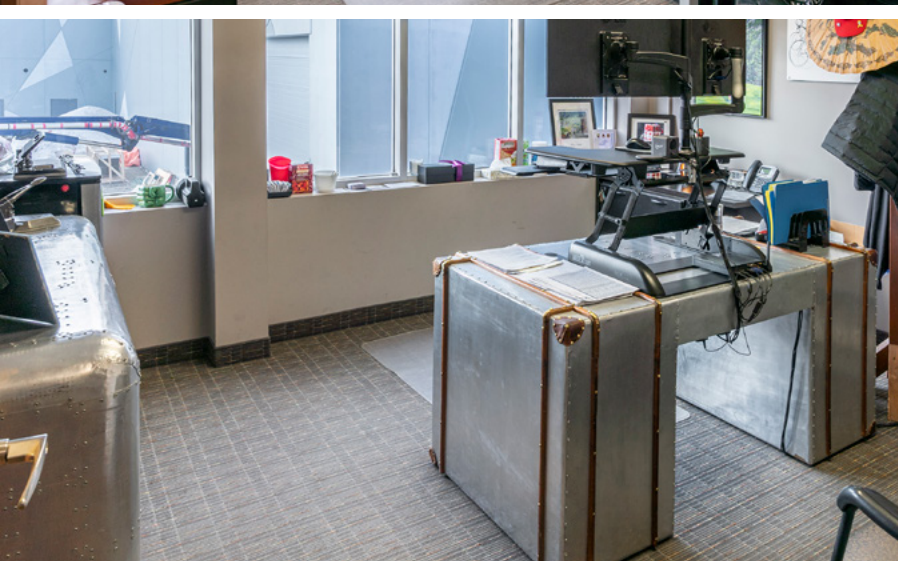






**Quonset available to lease.**  
Can be removed by Landlord to allow for additional parking/yard area.





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.

