

2,310 sf

Unit 120



WAREHOUSE/OFFICE IN EAST LAKE FOR LEASE

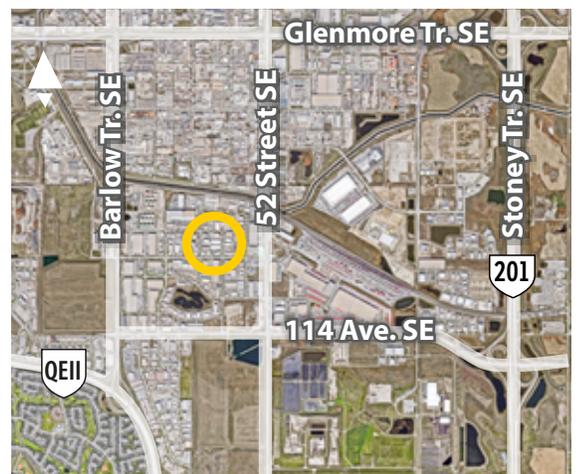
5050 106 Avenue SE
Calgary



1 (12'x12')
drive-in



225A; 208/120V
power (TBV)



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LOCAL
EXPERTISE
MATTERS

» Strong street presence with excellent signage exposure, offering tenants valuable brand visibility along a well-travelled industrial corridor.



PROPERTY INFORMATION

ADDRESS: 5050 106 Avenue SE, Calgary

DISTRICT: East Lake Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

UNIT 120

Office: ~1,386 sq. ft.

Warehouse: ~924 sq. ft.

TOTAL: 2,310 sq. ft.
(plus bonus storage mezzanine)

LOADING: 1 (12' x 12') drive-in

CEILING HEIGHT (CLEAR): 18' (TBV)

POWER: 225A; 208/120V power (TBV)

HEATING/HVAC:

- » HVAC – front office.
- » Overhead gas-fired heater unit for warehouse.

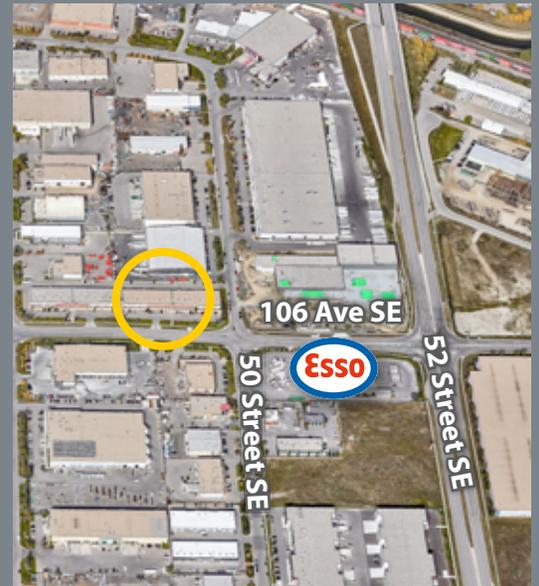
PARKING:

Ample front and rear



- » The site offers excellent connectivity to Calgary's major transportation corridors, with access to 52nd Street SE and Barlow Trail and efficient links to Deerfoot Trail and Stony Trail.

- » Served by public transit and nearby amenities.



LEASE INFORMATION

AVAILABILITY:

October 1, 2026

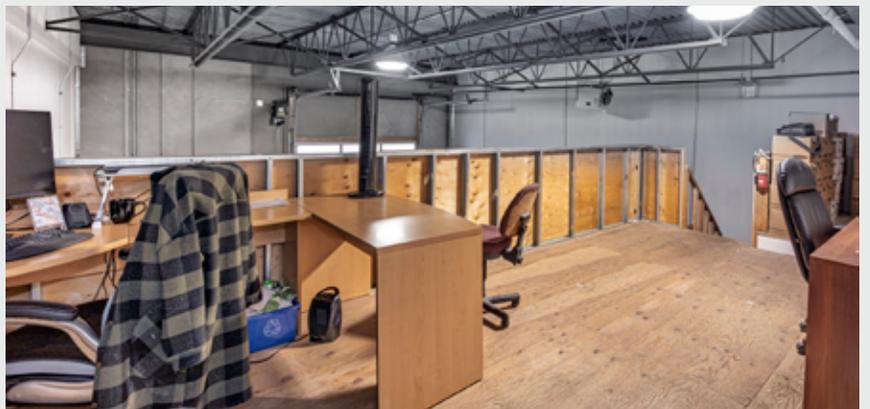
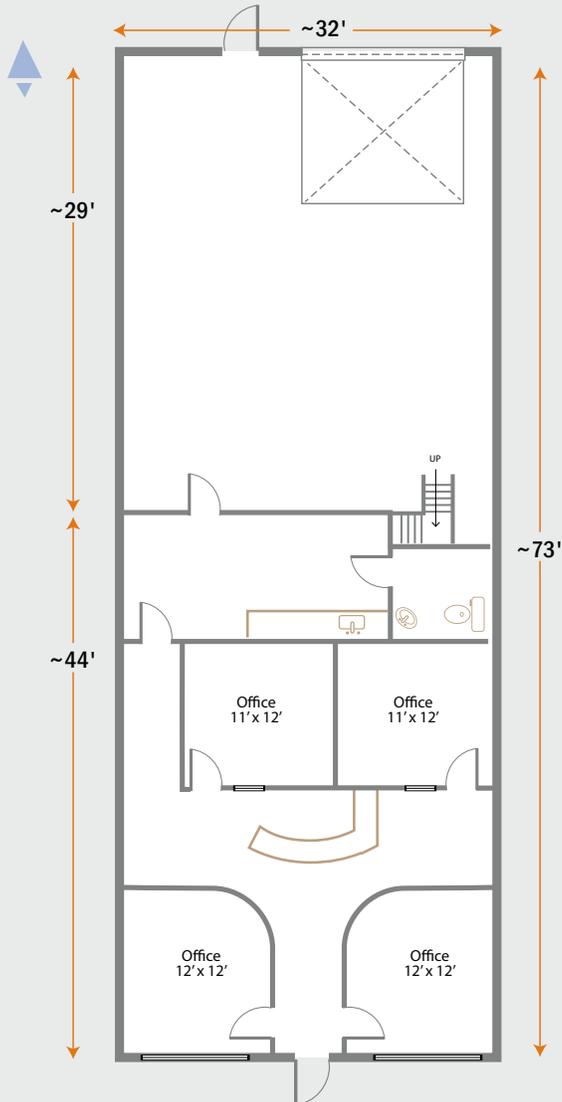
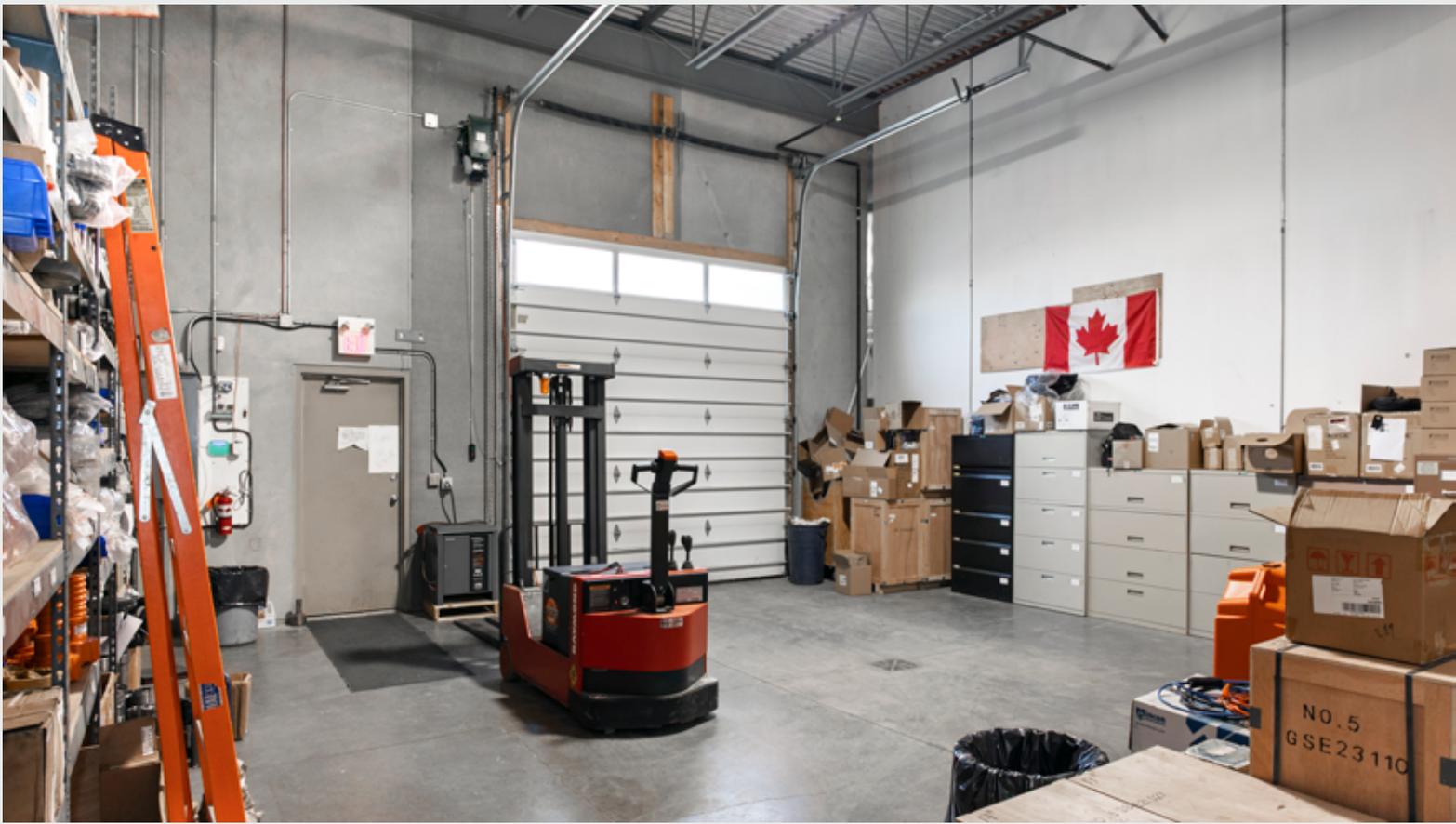
OP. COSTS AND TAXES:

\$10.21 per sq. ft. (est.)

LEASE RATE:

\$16.00 per sq. ft. (year 1), escalating thereafter throughout the lease term







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LOCAL EXPERTISE MATTERS