

EastLake  
Industrial

# FOR SUBLEASE

10528 – 46 Street SE, Calgary, AB

INDUSTRIAL SHOP WITH OFFICE,  
YARD & CRANE // SHARED



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# PROPERTY HIGHLIGHTS



## Industrial Shop with Office, Yard and Crane

**Office Size:** 144 SF

**Warehouse:** 1,680 SF

**Total Size:** 1,824 SF

**Yard (Included):** 1,250 SF (approx.)

**Basic Rent:** \$16.00 Per SF

**Operating Costs:** \$7.75 Per SF

<b>Includes:</b>	Make-up air
	Shared crane (5 Ton)
	Shared boardroom
	Possible shared reception
	Shared bathrooms
	Shared 16' x 16' loading door
<b>Power:</b>	400a/480v

# PROPERTY FEATURES // 10528 - 46 Street SE



Features:

Left; interior office with large window.

Right; interior shop space.



Left; side of building exterior and yard space.



Right; loading door and yard space.

# LOCATION

Located in SE Calgary, Eastlake Industrial District, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Amazon Distribution Centre, Centra Windows, Enmax Power, Princess Auto, Home Depot and FedEx Supply Chain Centre.**



## Drive Times:

Downtown Calgary: **23 minutes**

Deerfoot Trail: **2 minutes**

Calgary Airport: **27 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



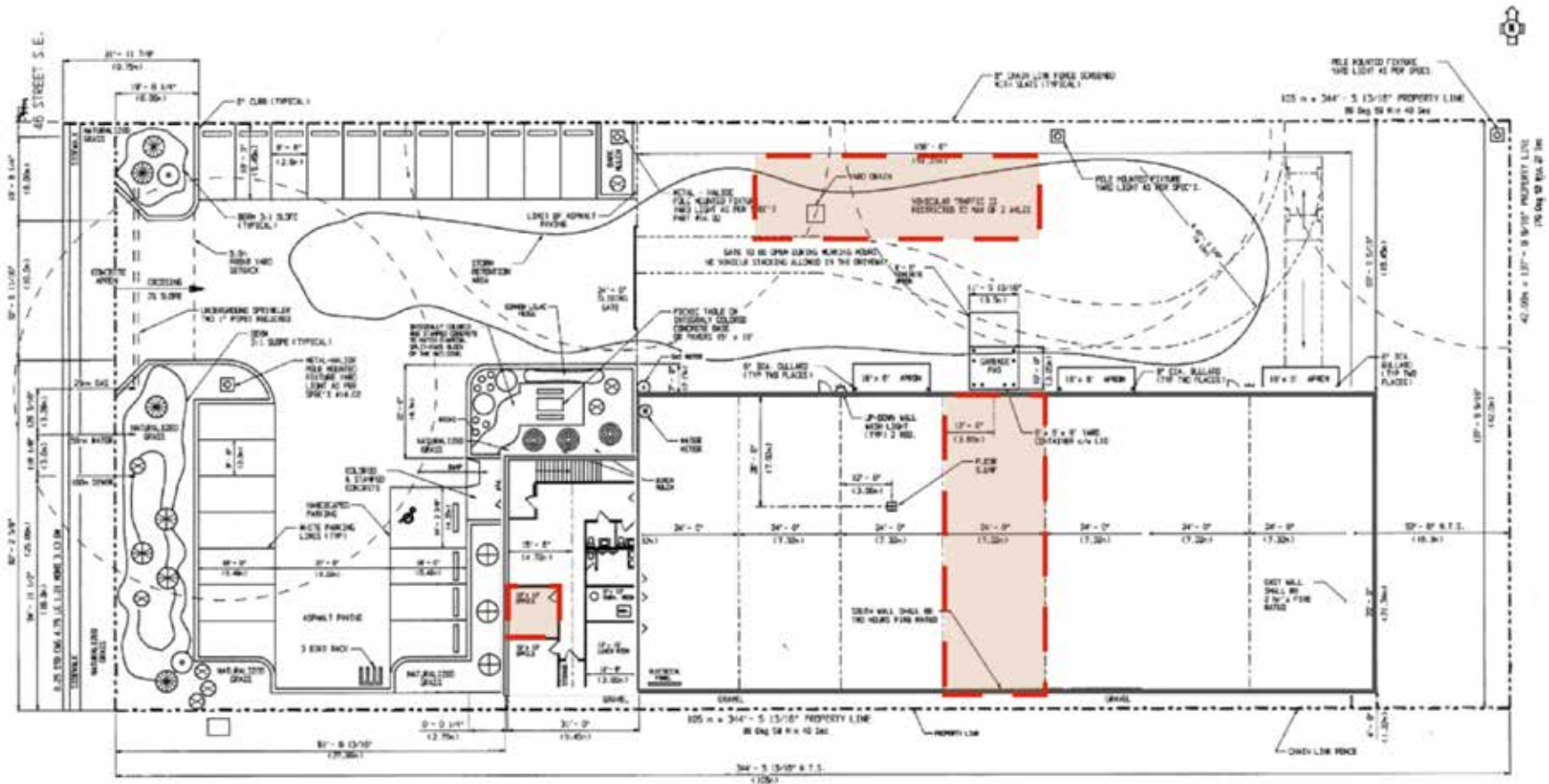
restaurants & fast food



fuel / charging stations



# FLOOR PLANS



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