

FOR SALE OR LEASE



4527 & 4535 104th Avenue SE
CALGARY, AB

LUCAS PORTWOODD

SENIOR ASSOCIATE

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4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

FOR LEASE - UNIT 4535



3 - Dock Doors
1 - Drive-in Door



Make-up Air - 7,500 CFM



400 Amp, 3 Phase

Lease Rate: ~~\$13.95/sf~~ NOW \$12.50/sf

Operating Costs: \$6.03/sf (2023 est.)

Available Area

Office: 3,577 square feet

Warehouse: 9,837 square feet

Total: 13,414 square feet

Loading: 3 - Dock level (8'x10')
1 - Drive-in (12'x14')

Heating/Cooling: Two 8.5 ton HVAC units
Radiant and forced air heating

Available: Immediately

4535 104th Avenue SE

Turn-key and available immediately! Unit 4535 features a high quality office space over two floors and a 9,837 square foot warehouse that has been completely fitted out!

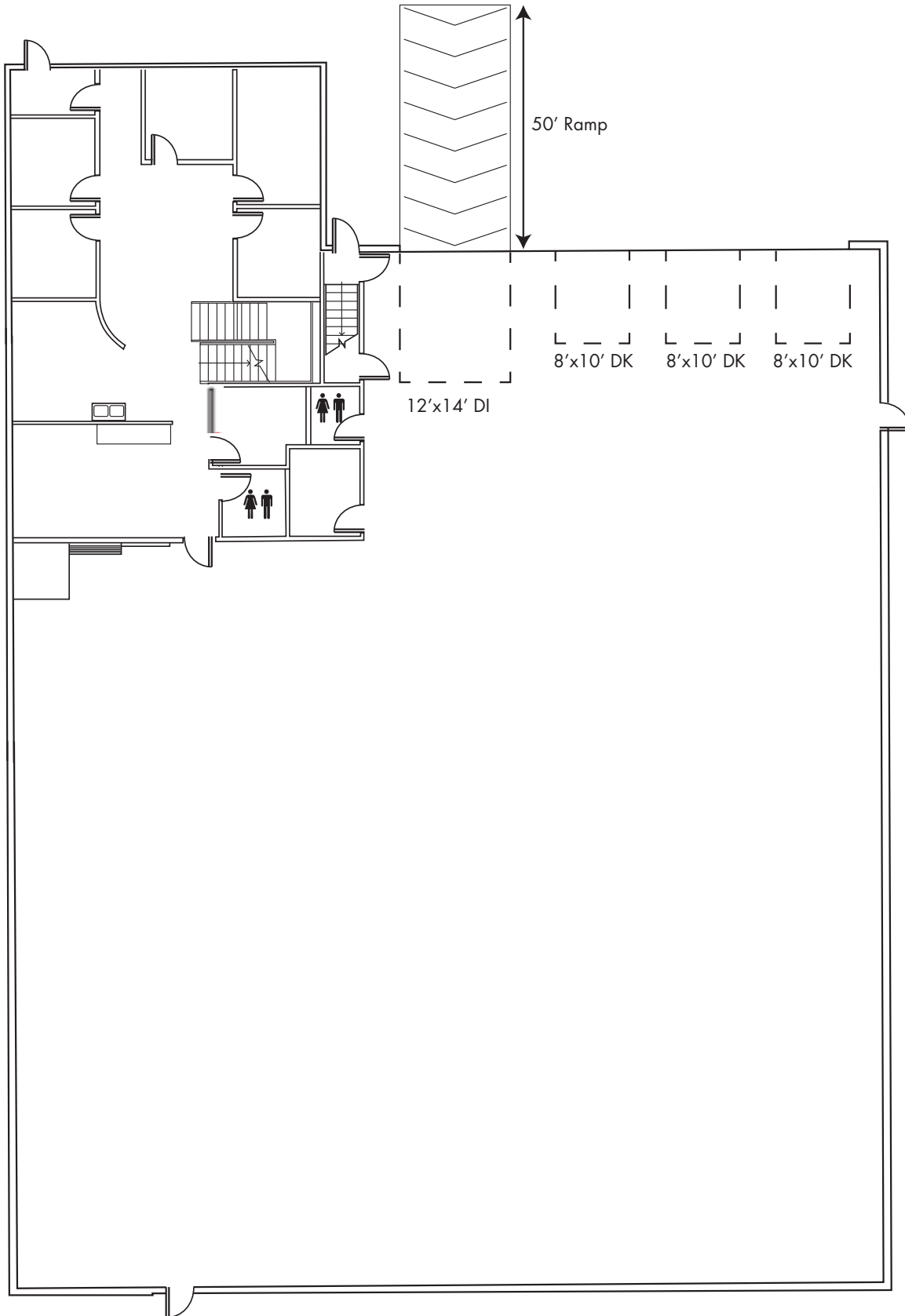
Highlights:

- 3 dock level doors, 1 drive-in
- Make-up Air - 7,500 CFM
- Warehouse HVAC included
- LED lighting in warehouse
- Sump and Trench draining
- Manual dock levelers
- Fully sprinklered

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FLOOR PLAN - UNIT 4535



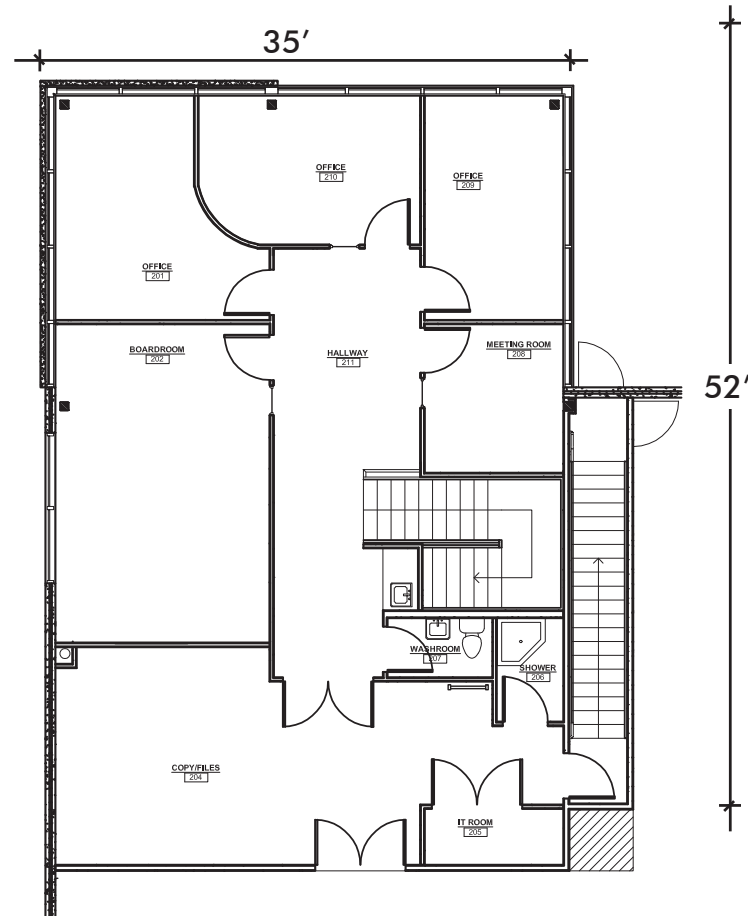
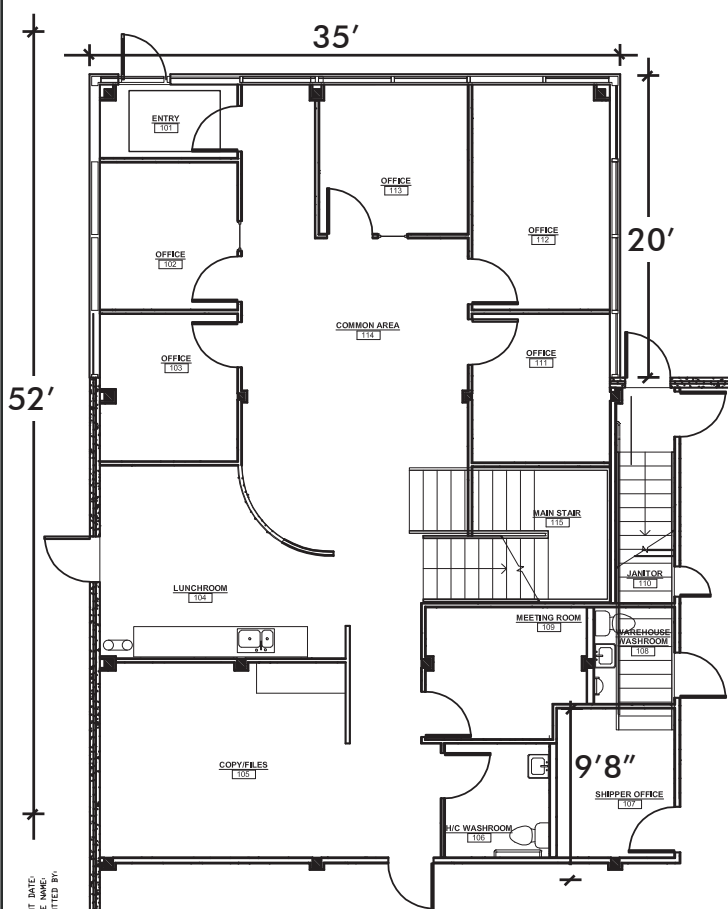
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OFFICE FLOOR PLAN- UNIT 4535

MAIN FLOOR: 1,840 SF

SECOND FLOOR: 1,737 SF



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SALE OFFERING



Precast Concrete Construction



Located in Eastlake Industrial Park



Dock & Drive-in Loading

Sale Price:	\$5,150,000
Total Square Feet:	24,271
Loading:	4 - Dock level (8'x10') 2 - Drive-in (12'x14')
Ceiling Height:	24' clear
Year Built:	2006 / 2014
Property Taxes:	\$85,544.94 (2023)
Zoning:	I-G (Industrial General)
Environmental:	Phase 1 ESA - current & clear

4527 & 4535 104th Avenue SE

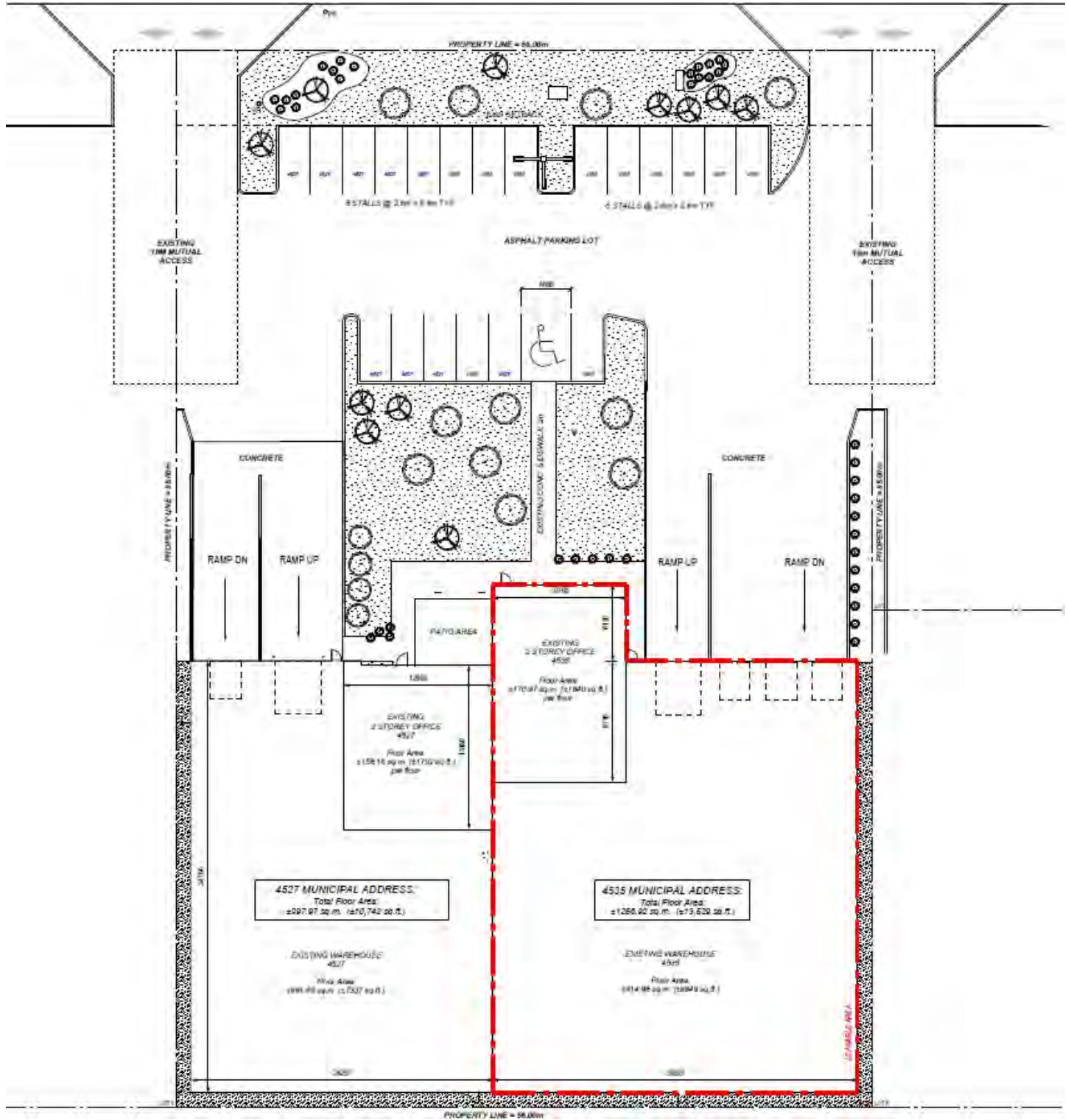
This is a rare opportunity for an owner-user or investor to own a two unit, dock and drive-in level loading, freestanding industrial building in the desirable Eastlake Industrial Park. 4527 & 4535 104th Avenue SE is a precast concrete building constructed in two phases, 2006 and 2014. The warehouse area features great width and depth ideal for racking layouts and also offers 24' clear ceiling height, LED lighting, floor drains, manual dock levelers, radiant and forced air heating, sump and trench drains, LED lighting and HVAC (4535 only).

FOR LEASE - Unit 4535 is currently vacant offering an owner-user the opportunity to acquire a facility that serves as an investment and provides the opportunity for future expansion. Unit 4527 currently occupied by Armco Hose & Fittings.

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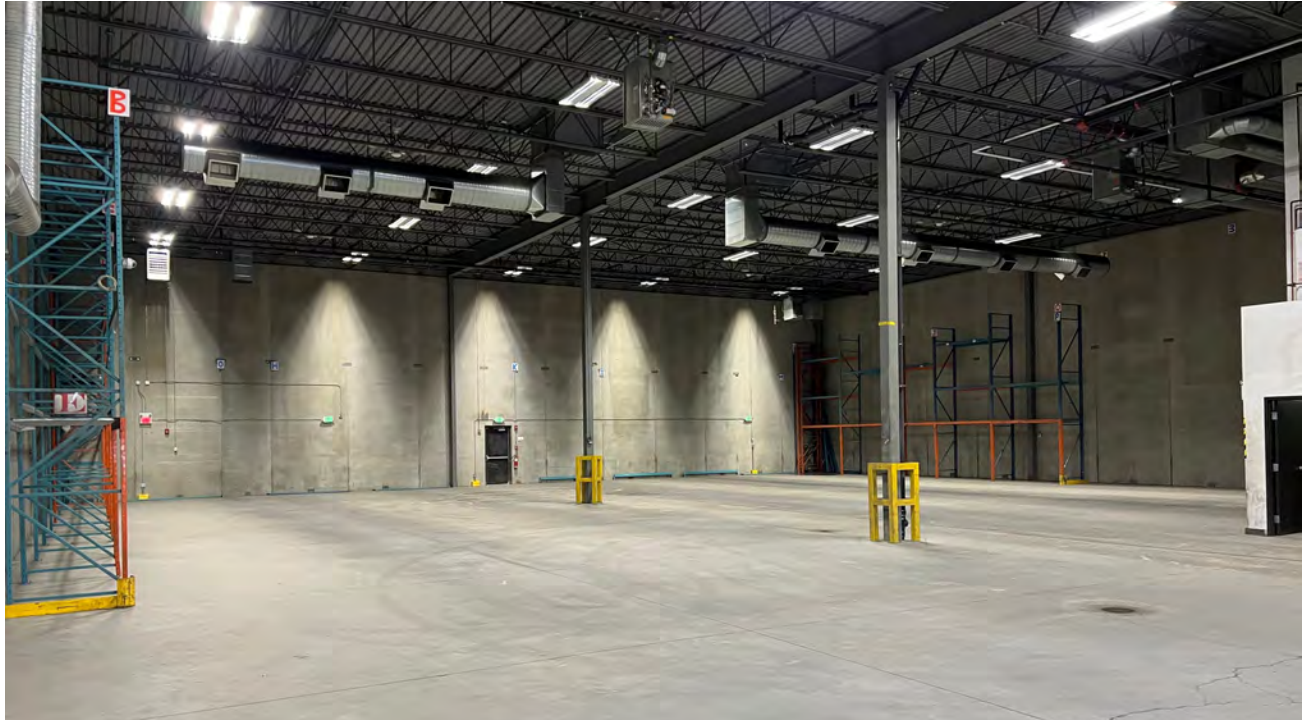
SITE PLAN



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WAREHOUSE



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OFFICE AREA



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LOCATION



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