

SUBLEASE OPPORTUNITY

EASTLAKE INDUSTRIAL

WAREHOUSE/OFFICE WITH YARD

8,185 SF

11090 - 48 STREET SE
CALGARY, AB



Scout
Real Estate Ltd

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SUBLEASE OPPORTUNITY

- Size: 8,185 SF (TBV)
 - ~5,050 SF of main floor warehouse (shared, not demised)
 - ~3,135 SF of main floor office
 - Fenced yard - Negotiable (~1.0 acre shared with main tenant)
- Available: May/June 2024
- Zoning: I-G (Industrial - General)
- Term: Flexible sublease term (3 years preferred)
- Rent: Market
- Operating Costs: \$7.50 PSF (2024 est.)
- Ceiling Height: 28' 3" (TBV)
- Loading: One (1) grade-level drive-in (16' x 16')
- Power: (TBV)
- Excellent access/egress to main thoroughfares
- Ample fenced secured yard space



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

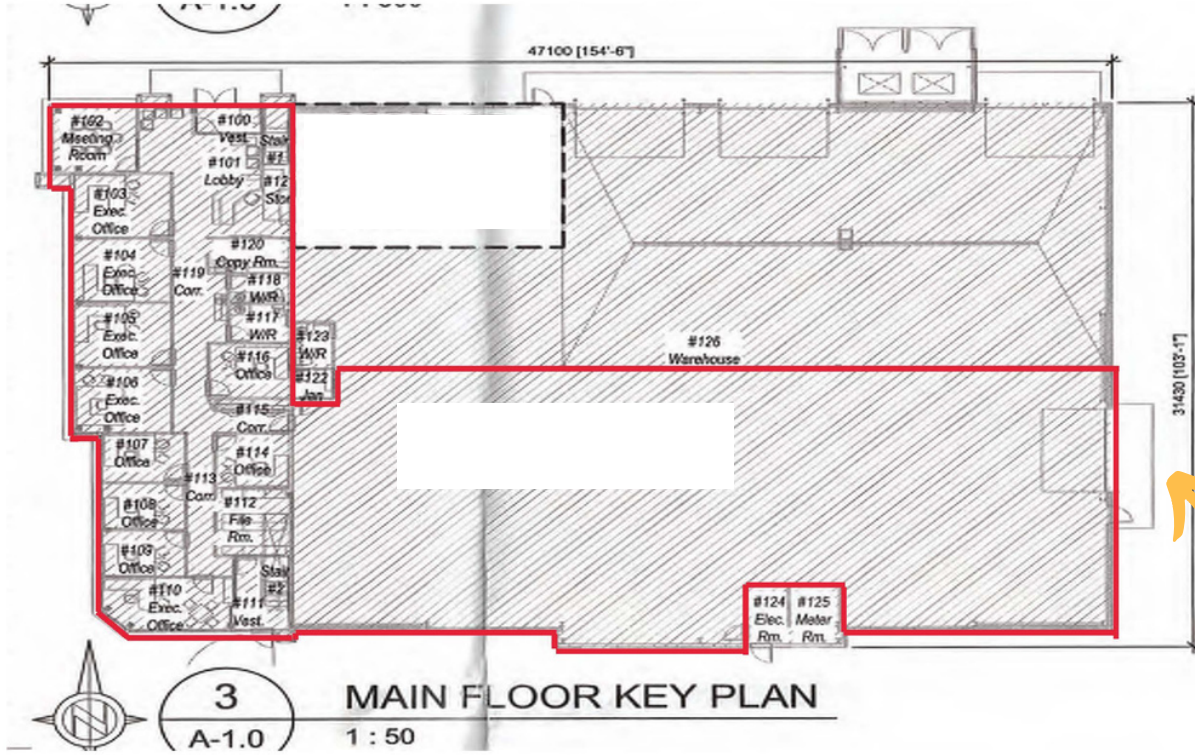
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FLOOR PLAN

SUBLEASE AREA OUTLINED IN RED



16' x 16' Drive-in Door



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