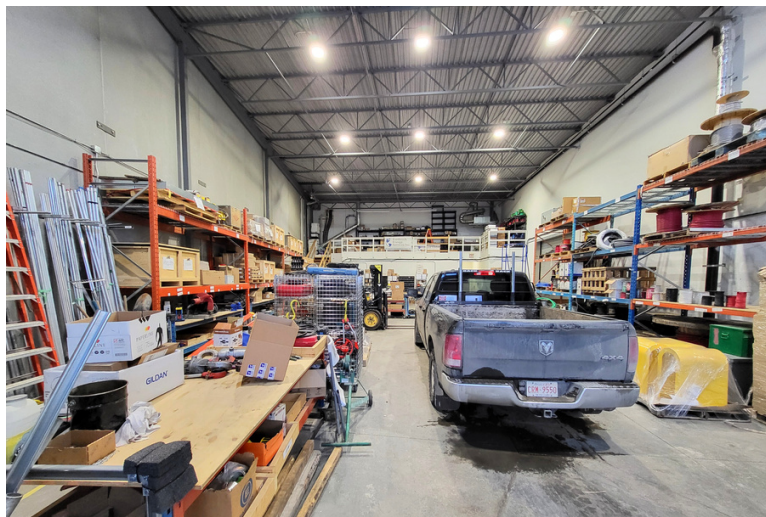


# SUBLEASE OPPORTUNITY

## EASTLAKE INDUSTRIAL

6,685 SF

4528 - 112 AVENUE SE  
CALGARY, AB



**Scout**  
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## SUBLEASE OPPORTUNITY

- Size: 6,685 SF
  - 5,078 SF of main floor warehouse/office
  - 1,607 SF of second floor office (with separate secured entrance)
- Available: May/June 2024
- Zoning: I-G (Industrial - General)
- Term: Sublease to January 30, 2025 (flexible terms considered)
- Rent: Market
- Operating Costs: \$6.98 PSF (2024 est.)
- Ceiling Height: 22' (TBV)
- Loading: One (1) grade-level drive-in (10' x 12')
- Power: 60 Amp @ 600 Volt (equivalent to 300 Amp at 208 Volt)
- Excellent access/egress to main thoroughfares
- Ample rear area for truck marshalling, additional parking and/or storage of goods (fenced)
- 5 parking stalls in front of bay (unreserved) with ample street parking



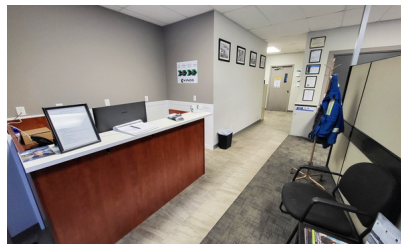
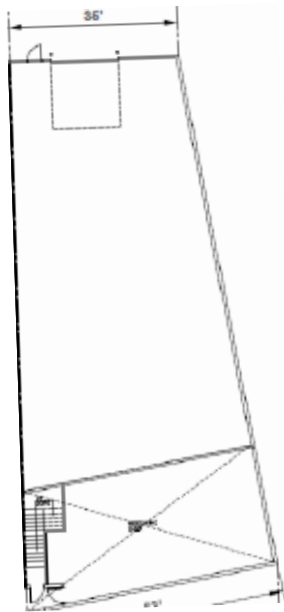
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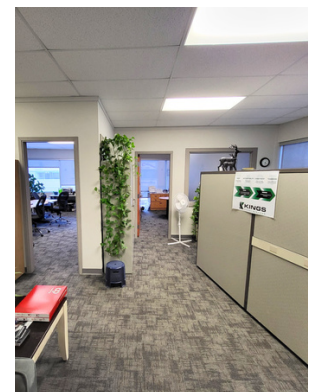
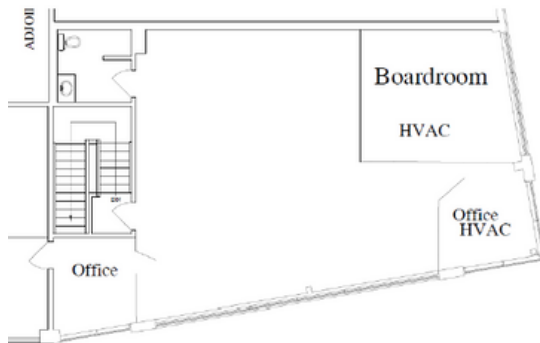
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## FLOOR PLAN - MAIN



## FLOOR PLAN - SECOND FLOOR OFFICE



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