

Blackstone
Commercial Real Estate Services Inc.

For Sub-Sublease

10528 46 Street SE | Calgary AB

Industrial Shop with Office, Yard & Crane (chalk line deal)

East Lake Industrial



10528 46 Street SE, Calgary AB

Industrial Shop with Office, Yard & Crane

PROPERTY DETAILS

Office Size:	144 SF
Warehouse:	1,680 SF
Total Size:	1,824 SF
Yard (Included):	1,250 SF (approx.)
Basic Rent:	Market
Operating Costs:	\$9.15 PSF (Utilities Included)
Lease Term:	Expires June 28, 2027
Includes:	Make-up air Shared crane (5 Ton) Shared boardroom Possible shared reception Shared bathrooms Shared 16' x 16' loading door Sump Drainage
Power:	400 Amps / 480 V

- Rare opportunity: small bay featuring high power capacity
- Ideal for light industrial or service-based operations
- Includes one interior office
- Convenient loading door with direct access to additional yard space
- Prime location in SE Calgary's Eastlake Industrial District



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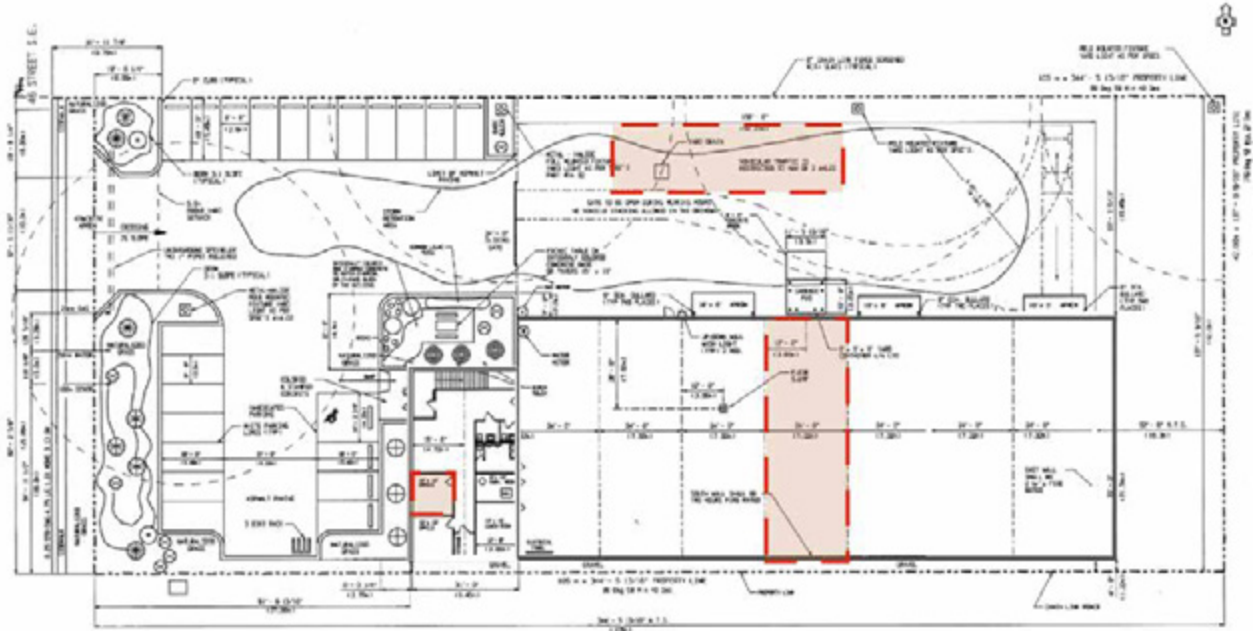
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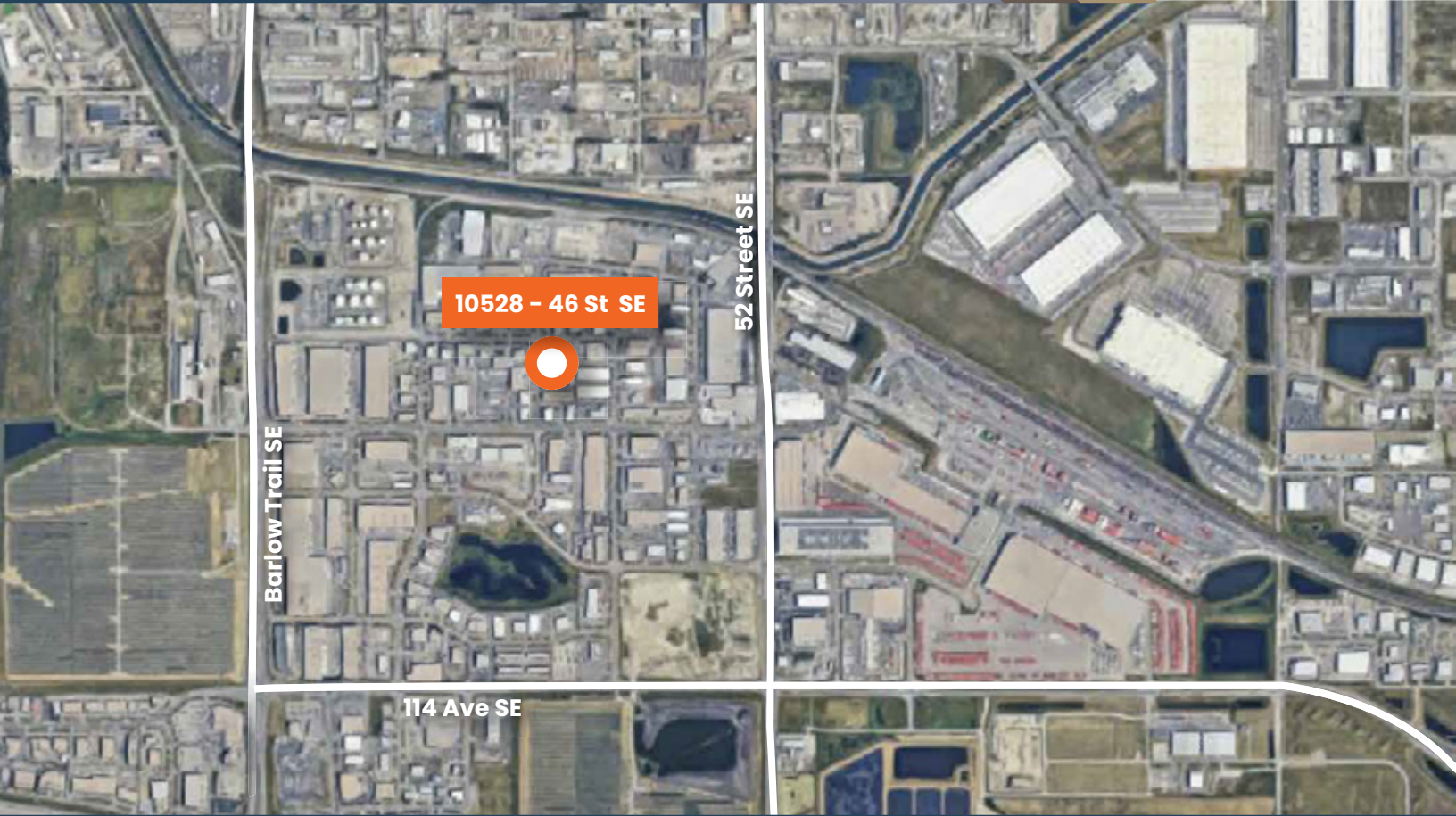
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NEIGHBORHOOD
East Lake
Industrial



POPULATION
3KM
10,207



MEDIAN AGE
42.9



HOUSEHOLD INCOME
\$118,413



TRAFFIC COUNT
19,000 VPD | 106 Ave SE & 52 ST SE



BlackstoneCommercial.com

For more information, please contact one of our associates.

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