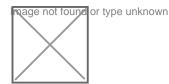


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4540 104 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31886

MLS ID: A2252730

\$16



- A MAXINE MORRISON
- **(403)** 615-9443
- Royal LePage Benchmark
- **403-253-1901**
- 4540 104 Avenue SE, Calgary , Alberta T2C 1R7

Transaction Type

For Lease

Lease Frequency

Annually

Sub Lease

1

Building Type

Low Rise (2-4 stories)

Property Type
Commercial

Building Area (Sq. M.)

903.57

Parking

30

Commercial Amenities

Boardroom,Dock Levellers,Dock Loading,Lunchroom,Storefront,Yard

Lights

Restrictions

Landlord Approval

Days On Market

15

Lease Term

Negotiable

Zoning

I-G Light Industrial

Year Built

2007

Property Sub Type

Industrial

Lot Size (Sq. Ft.)

43560

Cooling

Central Air

Access to Property

Nearby, Visual Exposure

Accessible to Major Traffic Route, Major Shopping Nearby, Paved

Road, Public, Public Transportation

Reports

Building Plans, Floor Plans, Leases

Lease Amount

16.00

Lease Term Remaining

28

Subdivision

East Shepard Industrial

Structure Type

Industrial

Building Area (Sq. Ft.)

9726.00

Lot Size (Acres)

1.00

Heating

Forced Air, Natural Gas

Inclusions

Request List

Discover a rare opportunity to secure 9,726 sqft of move-in ready flex space in Calgary's East Shepard Industrial area. This A-Class building offers the perfect balance of 5,321 sqft of open concept office and 4,405 sqft of polished warehouse or lab space, thoughtfully designed with high-quality improvements throughout. The warehouse features a 22-foot clear ceiling height, dock loading with a leveler, dedicated HVAC, and robust 208/120 volt, 600-amp, 3-phase power distributed throughout, making it ideal for distribution, light manufacturing, or specialized lab users. The office area provides 5 closed offices, 21 workstations, 1 large boardroom, 1 large lunchroom, 1 large server room, 2 accessible washrooms, 2 storage spaces with 8.5-foot clear ceilings, an efficient layout, and contemporary finishes that create a professional, ready-to-go environment. Strategically located with direct access to Deerfoot, Glenmore, Barlow, and Stoney Trail, this property offers unbeatable connectivity for both staff and logistics. Tenants will also enjoy 30 free surface parking stalls, ensuring convenience for employees and visitors alike. Available immediately, this space is offered at competitive rates with flexible sublease terms — an exceptional opportunity to secure a turnkey solution in Calgary's thriving industrial market.

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