

FOR LEASE

4750 102 Avenue SE Calgary, AB



± 12,100 - 38,225 SF
Available Immediately

Developed By:



Built By:



**AVISON
YOUNG**

Please Contact:

Tyler Wellwood
Principal
+1 403 232 4386
tyler.wellwood@avisonyoung.com

Cody Arseneault
Associate
+1 403 819 4400
cody.arseneault@avisonyoung.com

For Lease

4750 102 Avenue SE, Calgary, AB

Address	4750 102 Avenue SE, Calgary AB
District	Eastlake Industrial Park
Zoning	I-G (Industrial-General)
Unit Size	Minimum Size: ± 12,100 SF Maximum Size: ± 38,225 SF
Loading	13 Dock Doors (9'x10') 5 Drive-In Doors (14'x16')
Clearance	32.0'
Power	200A, 347/600V, 3 Phase (per bay)
Fire Suppression	ESFR
Parking	104 Surface Parking Stalls
Availability	Immediately
Net Rent	Market (inquire)
Op. Costs	\$5.96 PSF (2026 est.)



ESFR Sprinklers and high clearance allow for efficient racking in the warehouse.



Five (5) minute or less drive time to Barlow, Glenmore, Stoney and Deerfoot Trail SE.



Flexible I-G zoning allows for logistics, manufacturing and other industrial uses.



Each bay is equipped with sufficient overhead heaters in the warehouse.



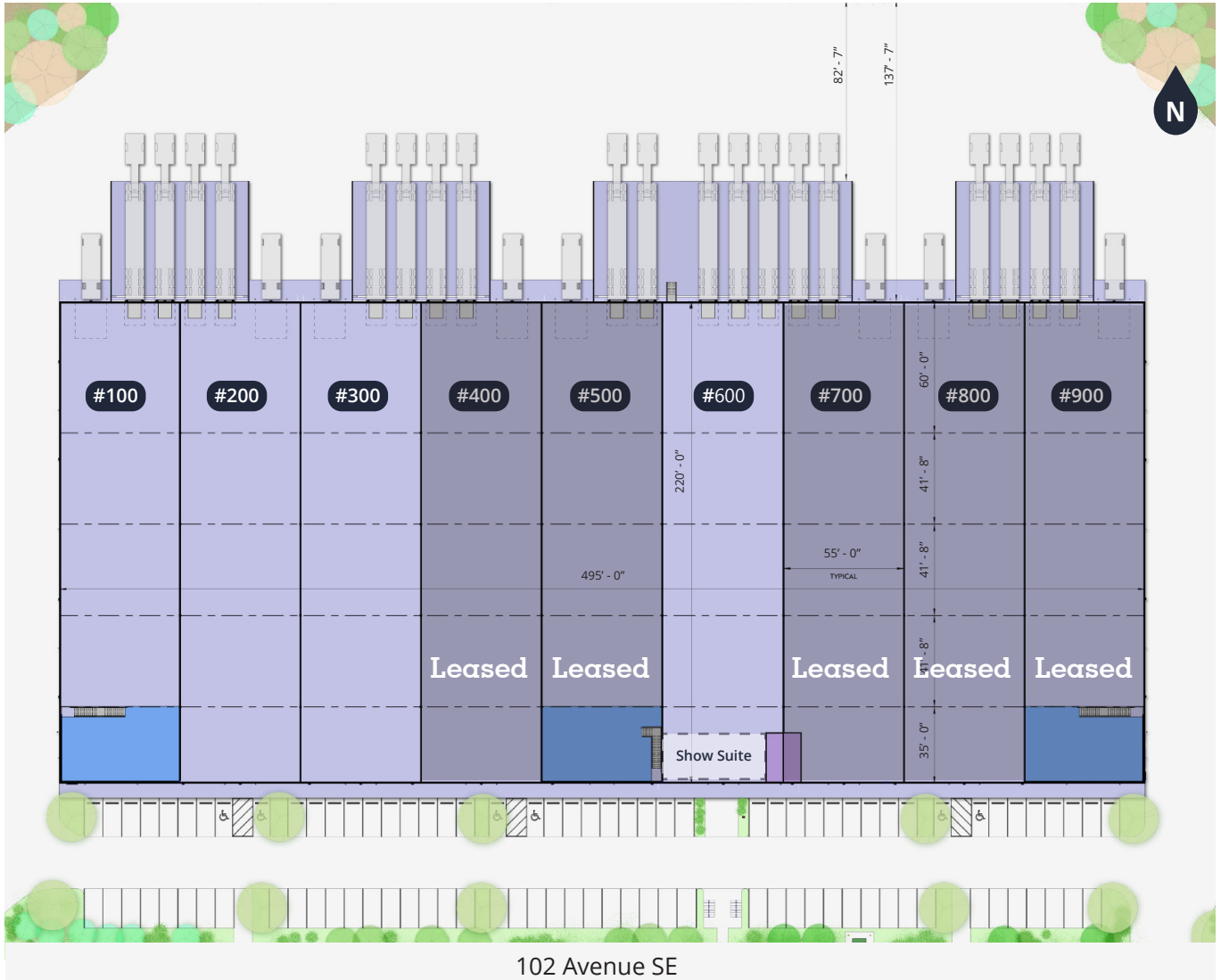
Large marshalling area of approximately 138 ft, to accommodate for all trucks/trailers.

Avison Young is pleased to offer **114,675 square feet** of class "A" industrial space for lease in Eastlake, the most sought-after industrial park in Southeast Calgary. This new facility features dock and drive-in loading, 32' clearance height and optional mezzanine space. The property is perfectly suited for a wide range of industrial operations.



For Lease

4750 102 Avenue SE, Calgary, AB



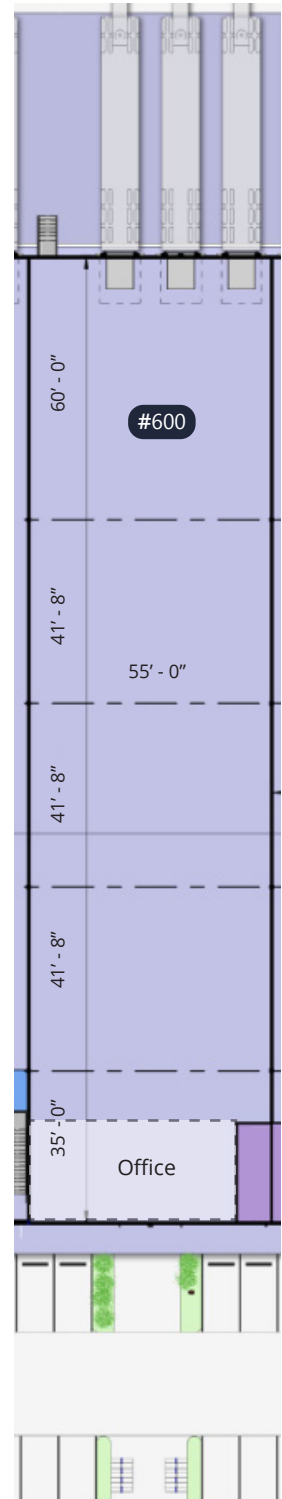
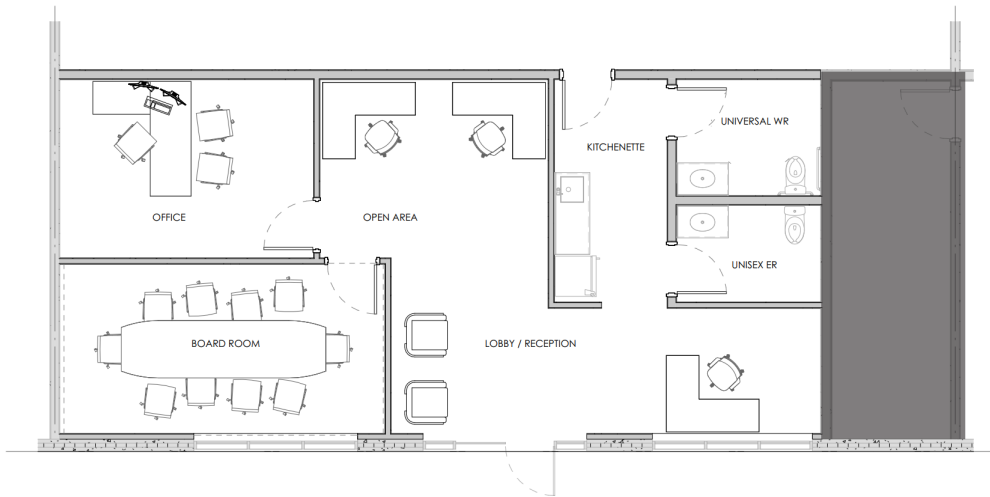
Unit	Total Size (SF)	Mezzanine (SF)	Clear	Dock Doors	Drive-In Doors
#100	14,025	1,925	32'	2 (9'x10')	1 (14'x16')
#200	12,100	-	32'	2 (9'x10')	1 (14'x16')
#300	12,100	-	32'	2 (9'x10')	1 (14'x16')
#400 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#500 (L)	14,025	1,925	32'	2 (9'x10')	1 (14'x16')
#600 <small>Show Suite Under Construction</small>	12,100	-	32'	3 (9'x10')	-
#700 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#800 (L)	12,100	-	32'	2 (9'x10')	1 (14'x16')
#900 (L)	14,025	-	32'	2 (9'x10')	1 (14'x16')

For Lease

4750 102 Avenue SE, Calgary, AB

Unit 600 - Show Suite

± 1,090 SF Office featuring,
a private office, boardroom, kitchenette, open work area, two washrooms and a reception area.



UNIT SIZE

Office: ± 1,090 SF
Warehouse: ±11,010 SF
Total: ± 12,100 SF

LOADING

3 Dock Doors (9'x10')

CEILING HEIGHT

32' clear

POWER

200A, 347/600V, 3 Phase

AVAILABILITY

July 1, 2026

ASKING RENT

Market (inquire)

OP. COSTS

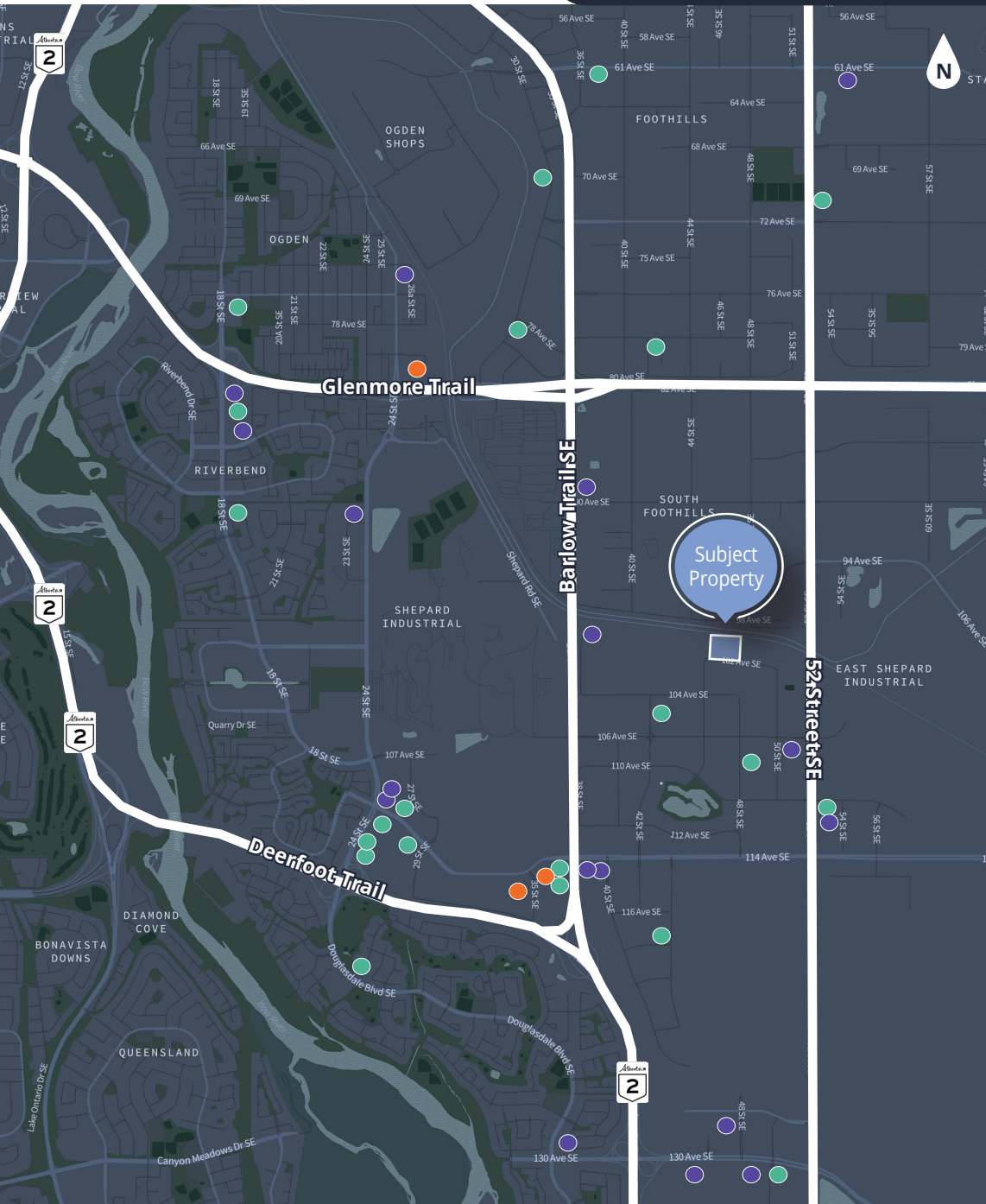
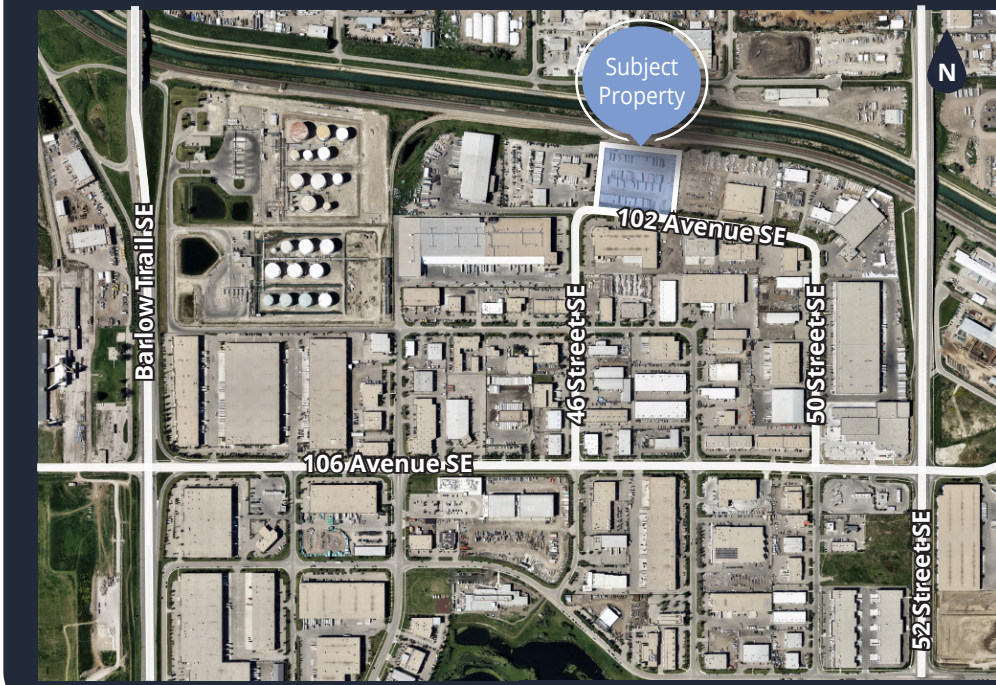
\$5.96 PSF (2026 est.)

For Lease

4750 102 Avenue SE, Calgary, AB

Location

Located strategically along 102 Avenue SE in Eastlake Industrial Park, this property offers exceptional access to major thoroughfares. The site is surrounded by a variety of nearby amenities, including restaurants, gas stations, and car/truck washes. With Deerfoot Trail, Glenmore Trail, and Stoney Trail SE all within a five-minute drive, this location is ideal for logistics and other industrial operations.



Drive Times

YYC International Airport
20 minutes

Downtown Calgary
15 minutes

Deerfoot Trail SE
5 minutes

Glenmore Trail
5 minutes

Stoney Trail SE
5 minutes

Barlow Trail SE
3 minutes

Legend

- Dining
- Gas Station
- Accomodation

FOR LEASE

4750 102 Avenue SE Calgary, AB

Get more information

Tyler Wellwood

Principal

+1 403 232 4386

tyler.wellwood@avisonyoung.com

Cody Arseneault

Associate

+1 403 819 4400

cody.arseneault@avisonyoung.com

Visit us online

avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**