

HORIZON

**Industrial Opportunities from 7,866 to 41,747 Sq.Ft.
in Eastlake Industrial Park**



FOR LEASE

10906 50 Street SE, Calgary, AB

DEVELOPED BY



MARKETED BY





COMING SPRING 2027 TO SOUTHEAST CALGARY

Horizon is a first-class, 92,620 Sq. Ft. industrial-commercial development located with direct exposure to 52 Street SE in Calgary's Eastlake Industrial Park. Positioned in a high-profile southeast industrial hub, the project offers excellent connectivity to major transportation routes including Deerfoot Trail, Glenmore Trail, and Stoney Trail.

Designed with modern building specifications, Horizon provides businesses with efficient warehouse space, diverse loading options, strong exposure, and convenient access to nearby amenities, making it a premier opportunity for industrial and commercial occupiers in Calgary's growing industrial market.



ZONING

I-C | Industrial Commercial



OCCUPANCY DATE

Q2 2027





FLEXIBLE ZONING USES



GENERAL INDUSTRIAL



WAREHOUSING



OFFICE



DISTRIBUTION



LIGHT MANUFACTURING



RECREATION FACILITY



SHOWROOM AND RETAIL



CONTRACTOR SERVICES



RESTAURANT



TRAINING CENTRE

ENGINEERED FOR GROWTH

Horizon, the newest cutting-edge industrial development in Calgary, will feature a 92,620 Sq. Ft. building with 120 surface parking stalls, offering a range of unit sizes and diverse loading capabilities to meet various business needs, along with an extra-wide drive aisle for ease of truck access to the loading courts. Horizon's strategic location and modern design set it apart in the Calgary industrial real estate market.

Unit	Unit Size Sq. Ft.	Mezzanine Sq. Ft.	Total Sq. Ft.	Loading
1	PRE-LEASED			
2	PRE-LEASED			
3	7,969	-	7,969	2 Dock, 1 Grade
4	7,866	-	7,866	2 Dock, 1 Grade
5	7,866	-	7,866	2 Dock, 1 Grade
6	7,866	-	7,866	2 Dock, 1 Grade
7	8,280	1,920	10,200	2 Dock, 1 Grade
Total	39,827 Sq. Ft.	1,920 Sq. Ft.	41,747 Sq. Ft.	10 Dock, 5 Grade

* Mezzanine options available for units 3 to 6

Building Features



CONSTRUCTION
Precast Concrete Panels



LOADING
Dock and Drive-In Options



SPRINKLERS
ESFR Sprinkler System



POWER
200 Amp, 600 Volts Per Bay



LEVELERS
6'x8', 40,000 lbs Capacity Hydraulic Dock Leveler



CEILING HEIGHT
28' Clear



LIGHTING
LED Fixtures

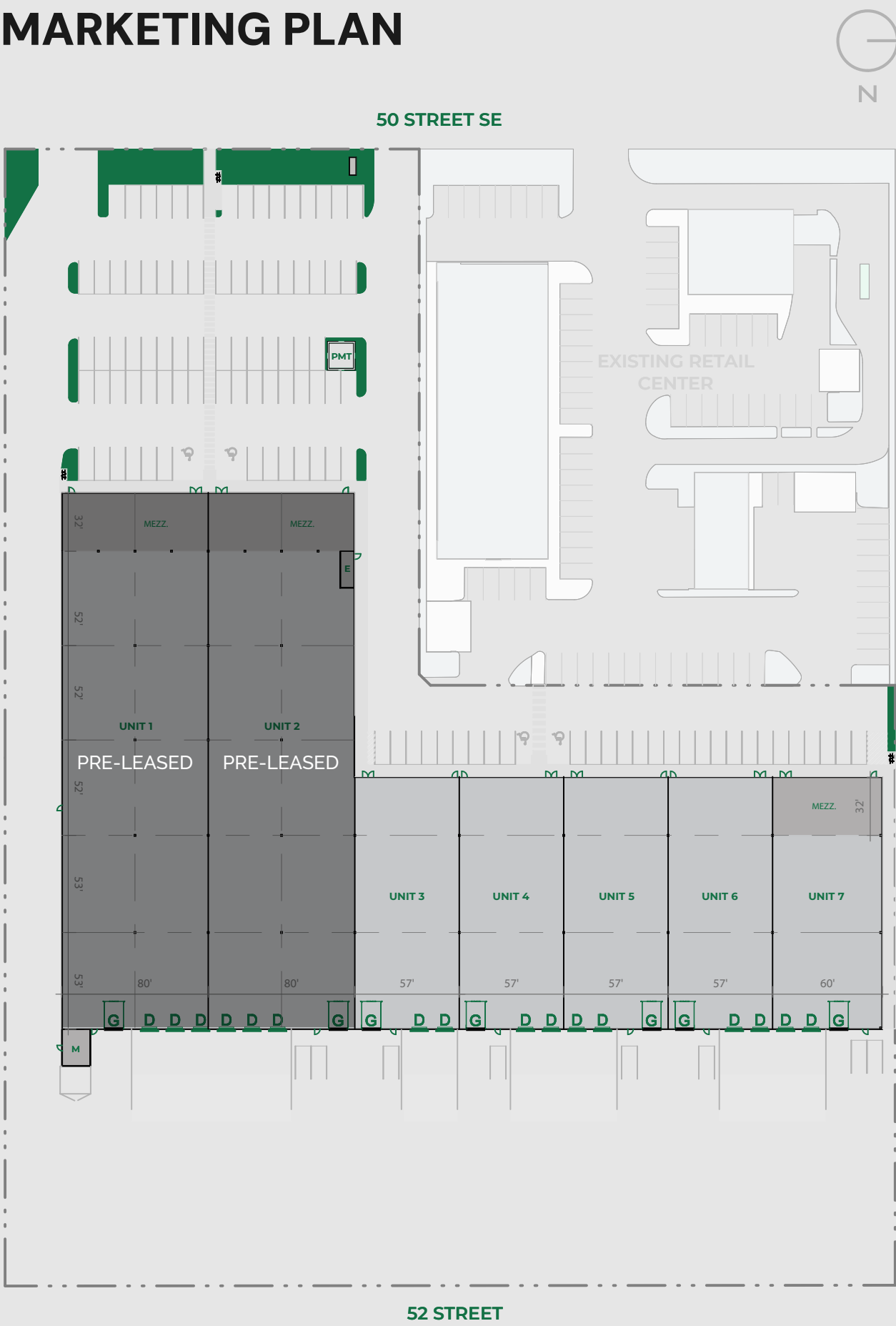


FLOOR SLAB LOADING
6" Floor Slab Capable of 750 lbs/Sq. Ft.
| 11,500 lb Single Leg Racking Load



PARKING
120 Surface Stalls

MARKETING PLAN



ASKING RENT: Contact Agent

OP. COSTS: Contact Agent



AT THE HEART OF EASTLAKE INDUSTRIAL PARK

Horizon offers a selection of seven strategically located and exceptionally designed industrial units in a range of small and large bays, totaling approximately 92,620 Sq. Ft. These units offer various loading capabilities and a ceiling height of 28', making it an exceptional option for a wide range of business requirements and company needs.

Drive Times



DOWNTOWN CALGARY
19 minutes



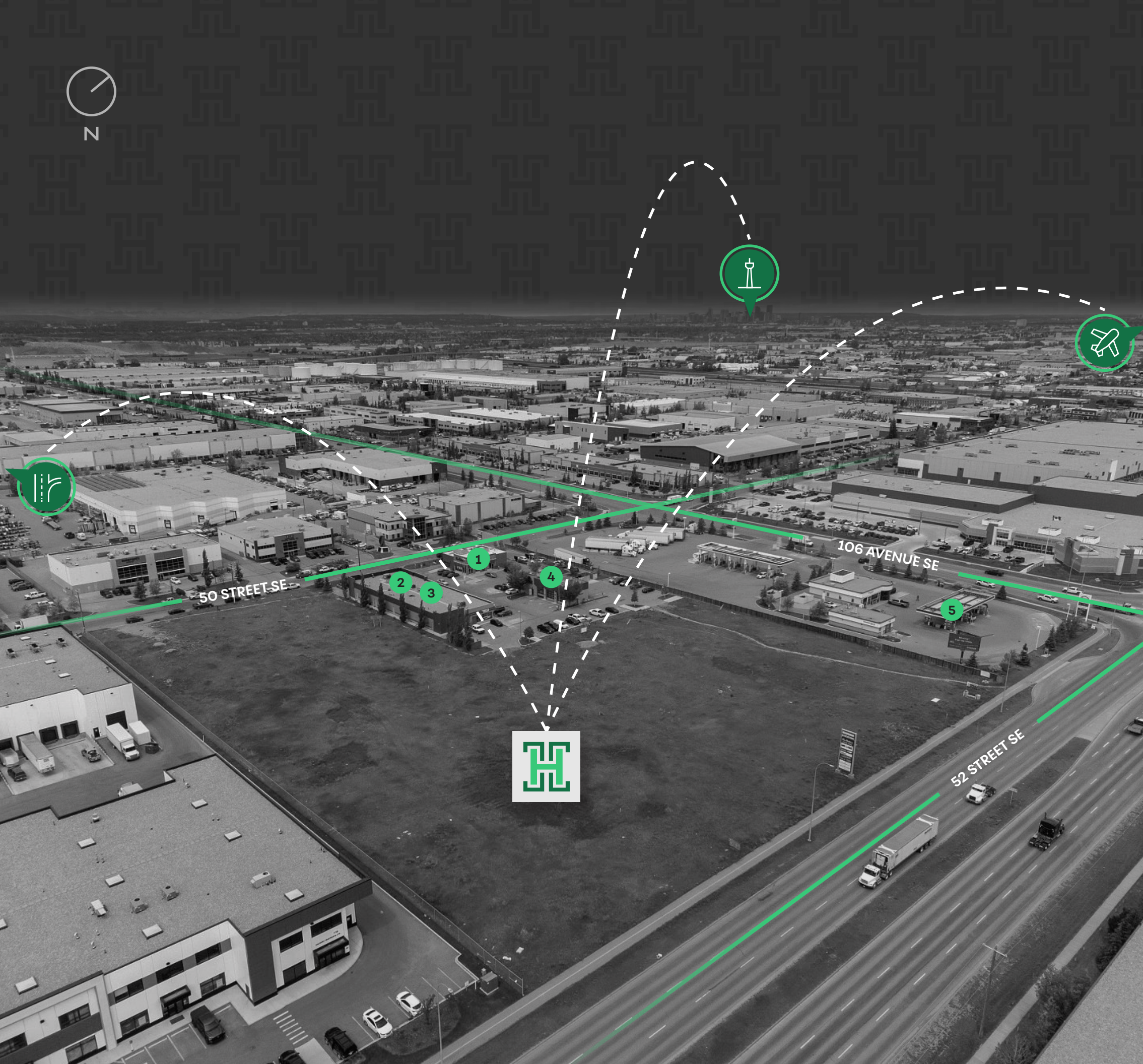
YYC AIRPORT
25 minutes



DEERFOOT TRAIL
5 minutes

Amenities

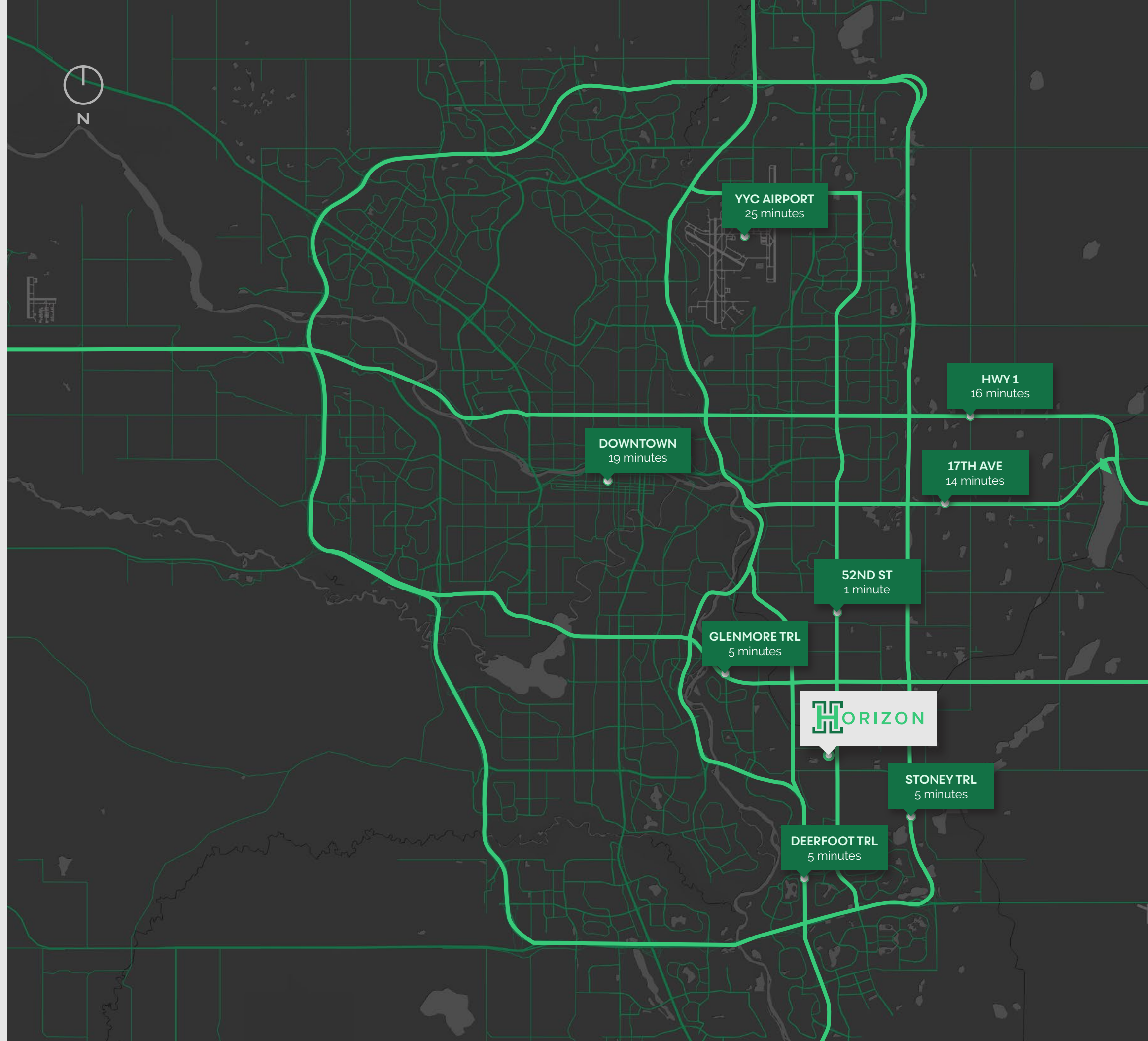
- 1 Tim Hortons
- 2 Subway
- 3 Tikkaway
- 4 Mr. Lube and Tires
- 5 Husky/Esso



LOCATION

Strategically positioned at the crossroads of 106 Avenue SE, 50 Street SE, and 52 Street SE in Calgary's premier Eastlake Industrial Park, Horizon benefits from prominent exposure along 52 Street SE, which sees approximately 50,000 vehicles per day. With Deerfoot Trail, Glenmore Trail, and Stoney Trail SE all within a five-minute drive, the property is well situated for quick and convenient city-wide access.

Eastlake Industrial Park is already home to many prominent companies and benefits from an abundance of nearby amenities, such as restaurants, gas stations, and car and truck washes. Horizon provides an ideal setting for a variety of industrial and retail users seeking a highly functional and well-connected operating environment.



PROJECT TEAM

DEVELOPED BY



Astria Properties is a leading real estate developer specializing in industrial and retail projects across Western Canada. Astria takes an opportunistic approach in markets with strong fundamentals and works closely with clients to deliver tailored, built-to-suit developments that balance functionality and quality. At the core of our work are strong client and partner relationships and an approach that prioritizes innovation and simplicity in a complex space. The team's deep understanding of industrial development and construction allows the company to deliver projects that are second-to-none. Astria is currently planning or developing over 1,000,000 Sq. Ft. of projects across Western Canada.

astriaproperties.com

MARKETED BY

**AVISON
YOUNG**

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.

avisonyoung.ca



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