



For Lease

Best-in-Class New Build | ±368,058 Square Feet

High-quality, double-load facility available in Calgary's Eastlake Industrial Park.

5201 - 110th Avenue SE, Calgary, AB

Matt Binfet

Executive Vice President
+1 403 870 3130
matt.binfet@colliers.com

Josh Magnussen

Executive Vice President | Partner
+1 403 771 2064
josh.magnussen@colliers.com

Sam Binfet, CPA

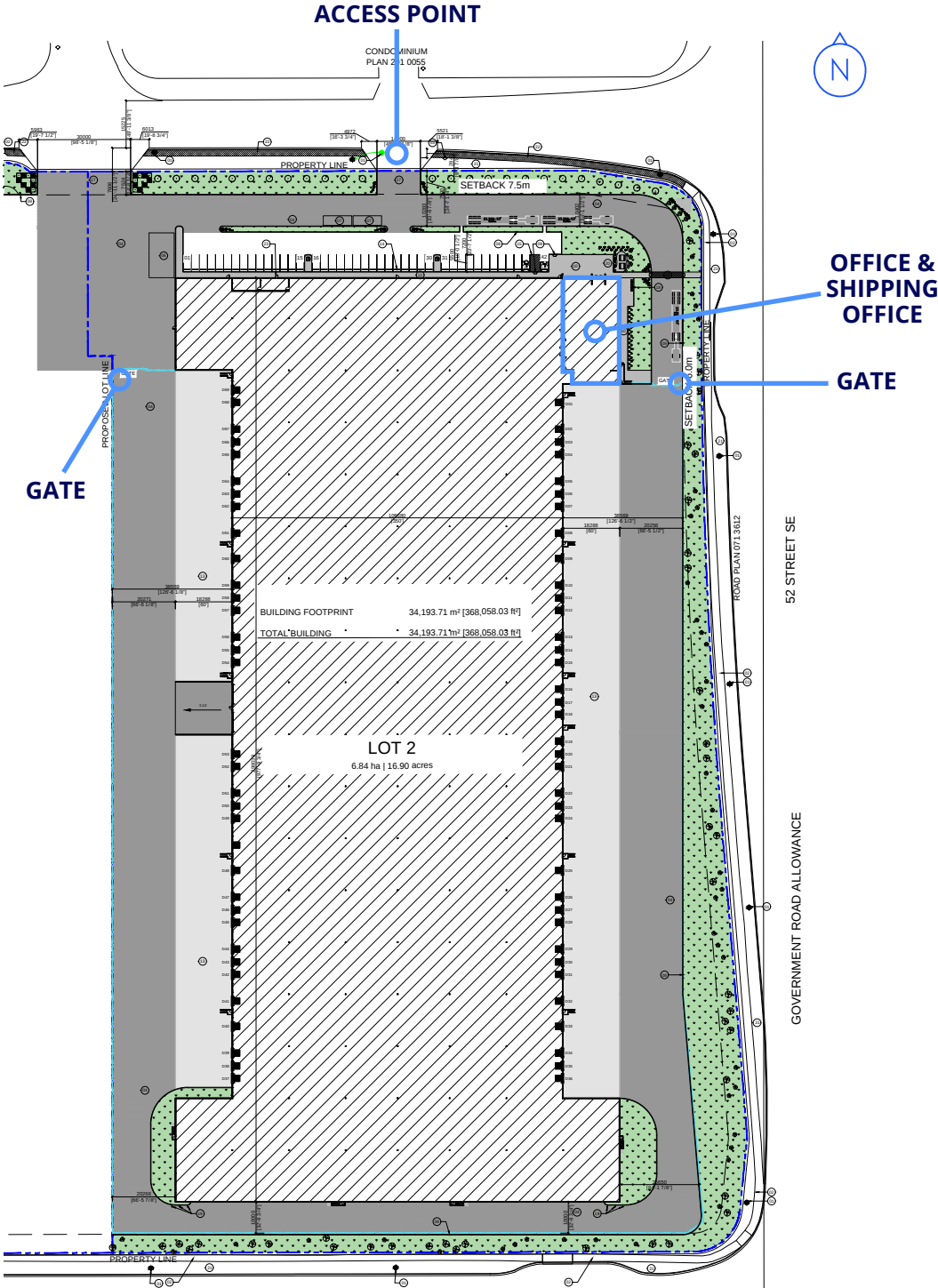
Senior Associate
+1 403 470 8976
sam.binfet@colliers.com



Accelerating success.

Property Overview

District	Eastlake Industrial	
Zoning	I-G, Industrial General	
Year Built	2025	
Site Size	±16.77 Acres	
Building Size	Office	±6,000 SF
	Warehouse	±362,058 SF
	Total	±368,058 SF
Loading	68 Dock Doors	
	2 Drive-In Doors	
Ceiling Height	36' Clear	
Power (Entire Building)	2,400 Amp, 600 Volt	
Building Depth	350'	
Column Grid	55' x 55'	
Marshalling Area	60'	
Sprinklers	ESFR	
Lighting	LED with Motion Sensors	
Asking Lease Rate	Market	
Operating Costs	\$4.83 PSF (est. 2026, inclusive of management fee)	
Available	August 1, 2026	





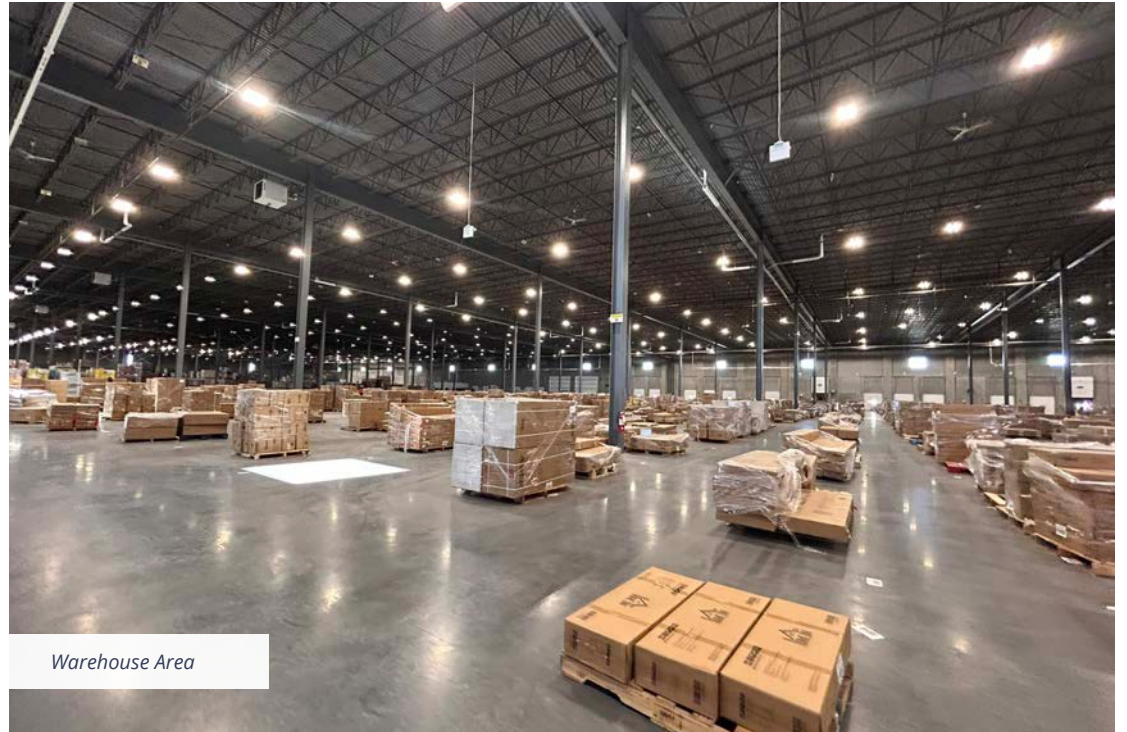
Reception Area



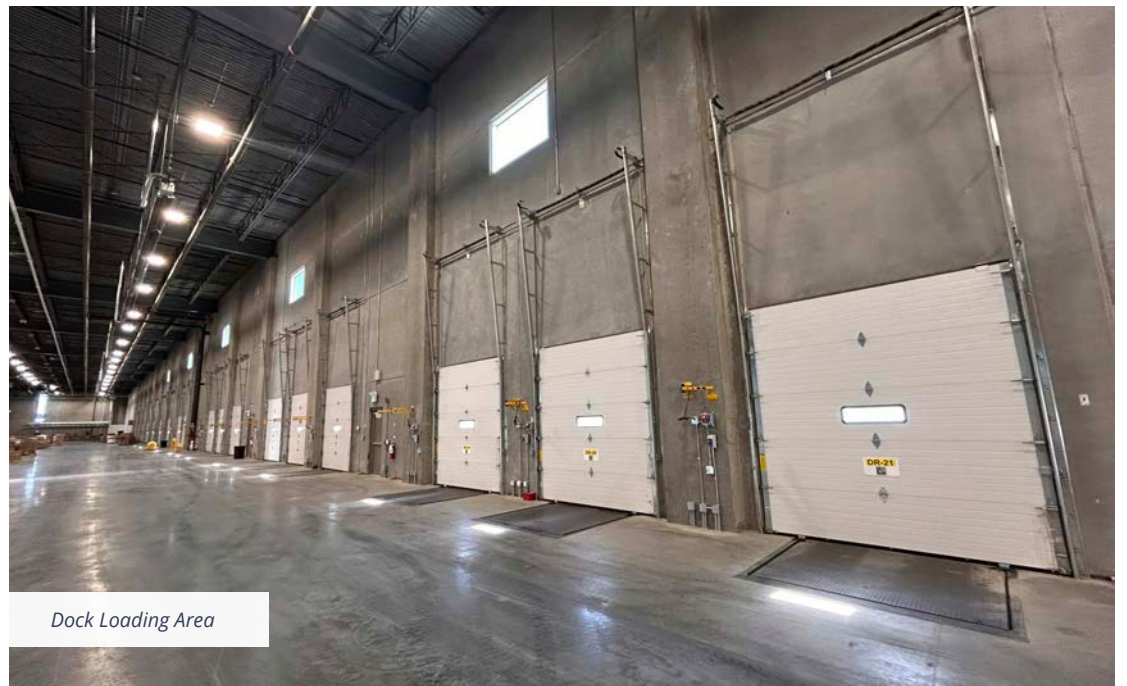
Aerial of Building



Boardroom



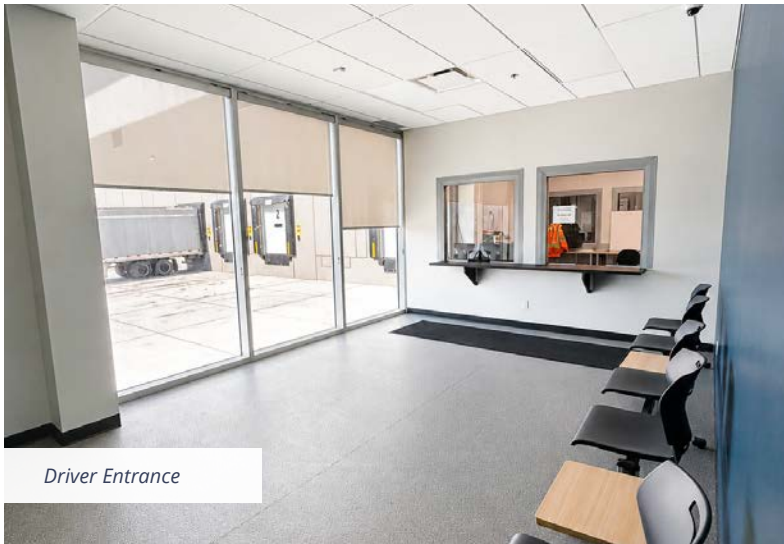
Warehouse Area



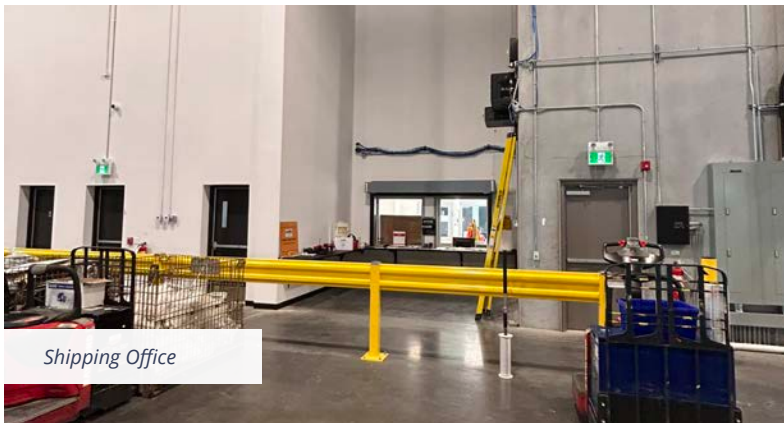
Dock Loading Area



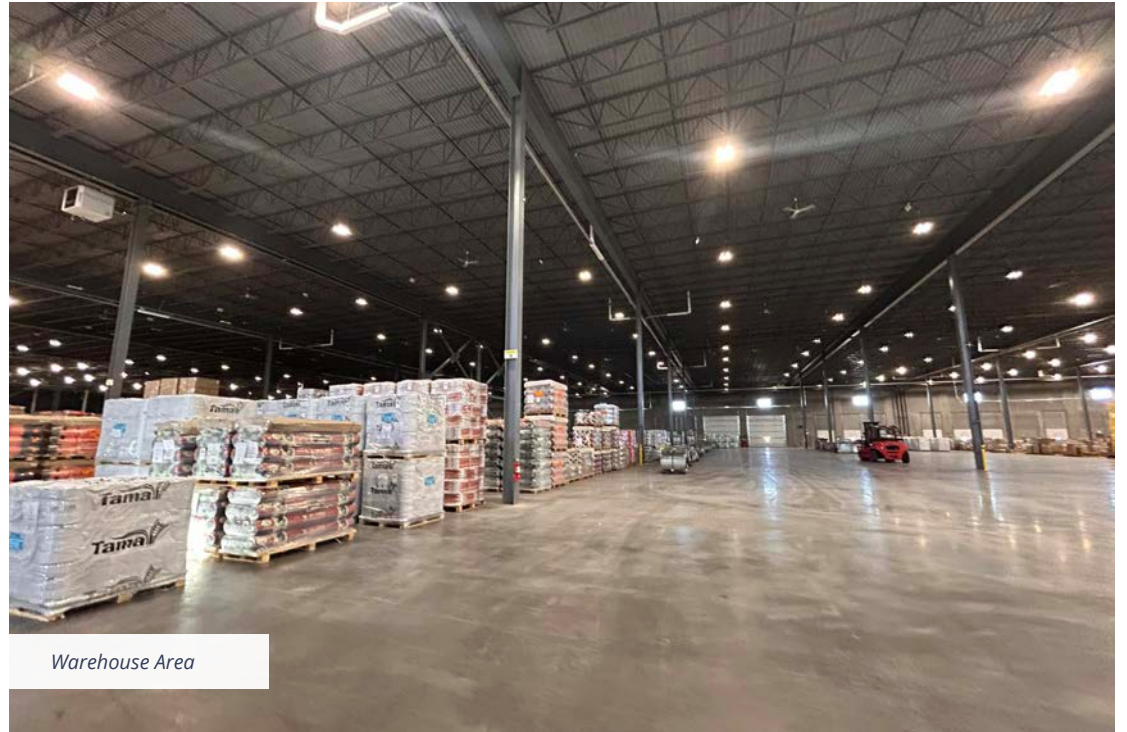
Lunchroom Area



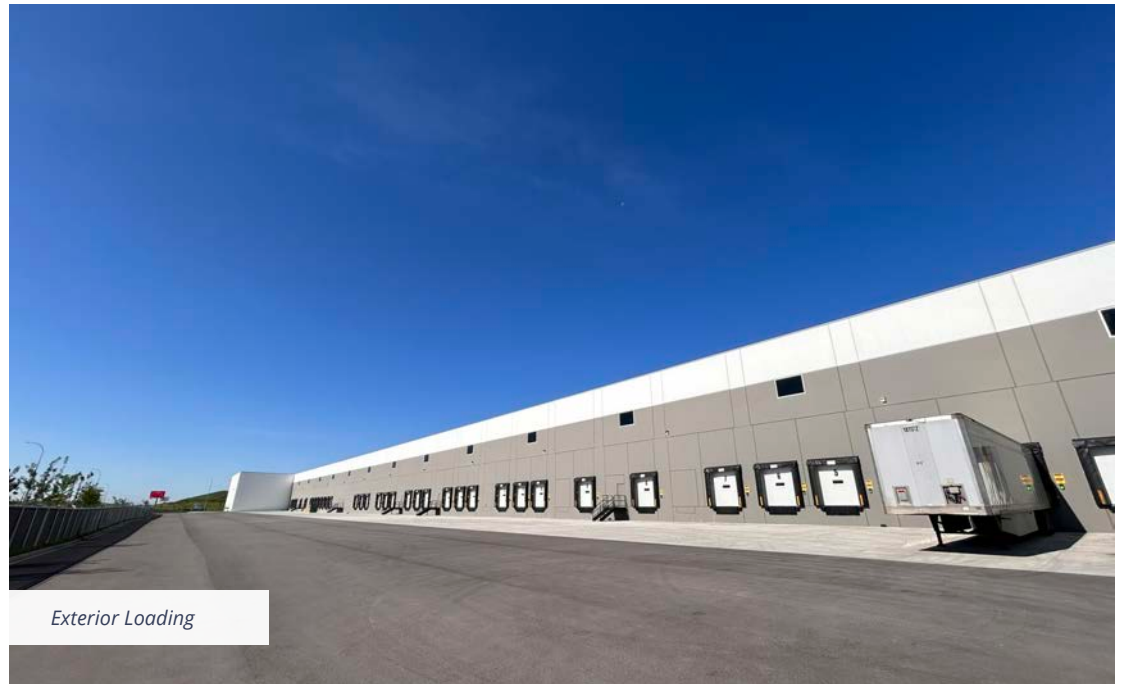
Driver Entrance



Shipping Office

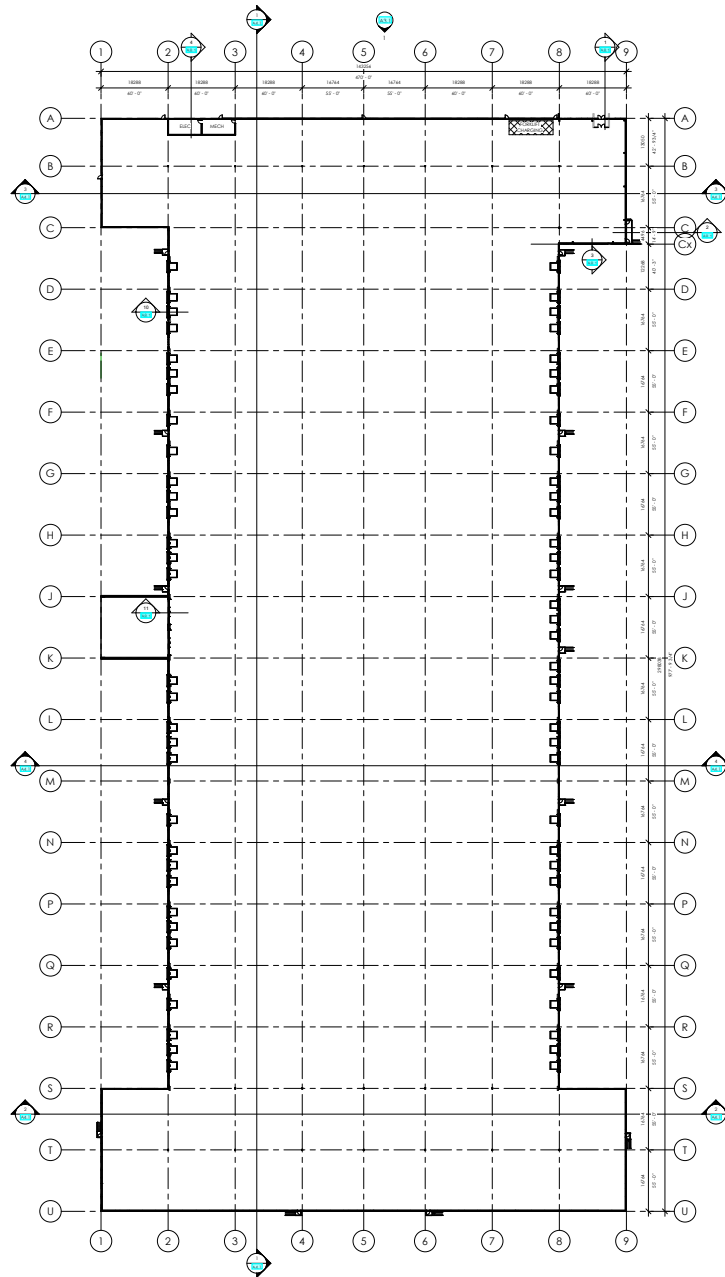


Warehouse Area



Exterior Loading

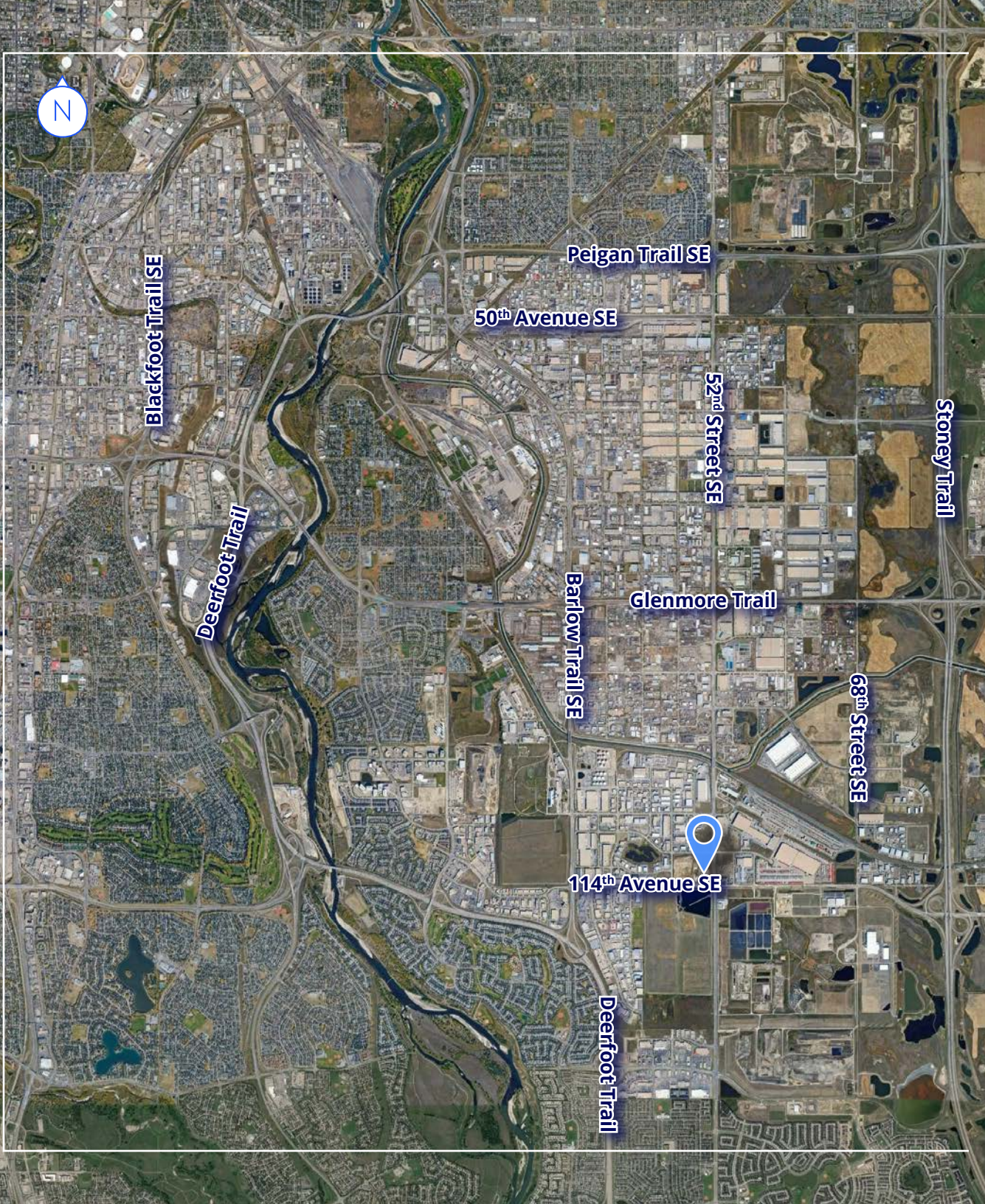
Floor Plan



Highlights

- Fenced and gated truck court
- Double-load warehouse configuration, maximizing operational efficiency
- Energy-efficient rooftop solar, designed to reduce electricity costs
- Excellent visibility with direct frontage on 52nd Street SE
- Flexible I-G zoning suitable for a wide range of industrial and logistics users
- Located in the established Eastlake industrial park, offering excellent connectivity to major roadways, transit, and employee amenities

±368,058
square feet available



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