



FOR LEASE EASTLAKE BUSINESS PARK

421, 4615 - 112th AVENUE S.E.



PROPERTY HIGHLIGHT

- 3,183 sq. ft. bays of Showroom / Office / Warehouse
- 22' clear ceiling height in warehouse
- 200 amp panel; 208/120v 3 phase
- 12' x 14' overhead drive in door
- Assigned parking stalls and on street parking available
- Pylon signage on 114th Avenue SE
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Developed, owned & operated by Telsec

CONTACT US:



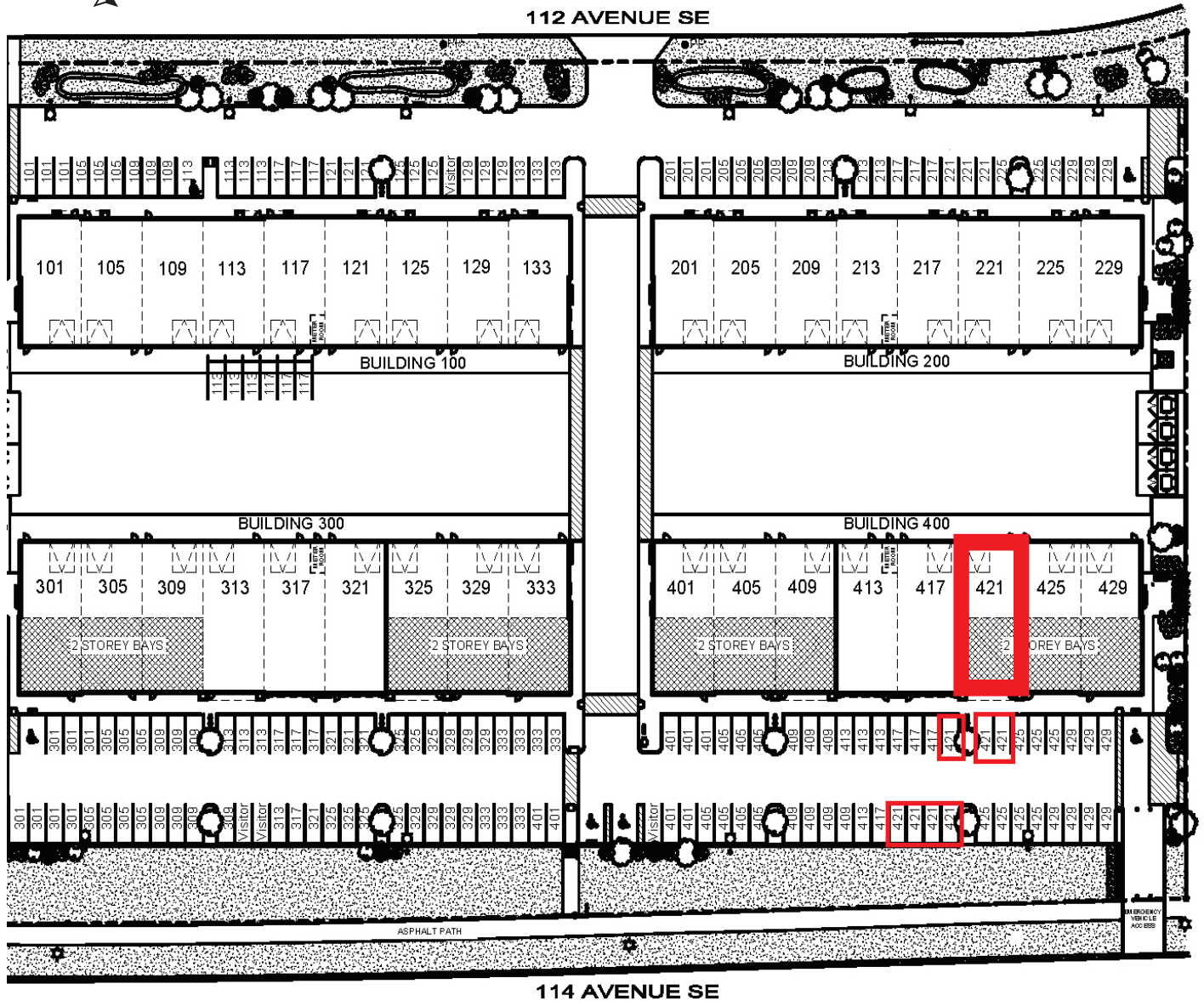
Lisa Ha
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SITE PLAN



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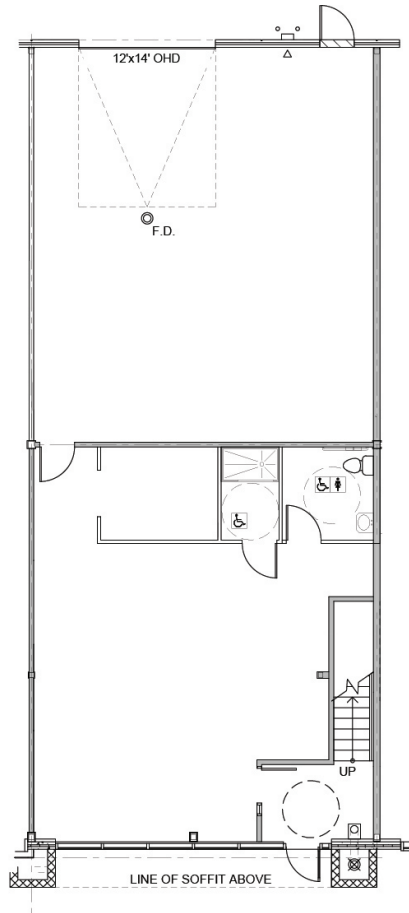
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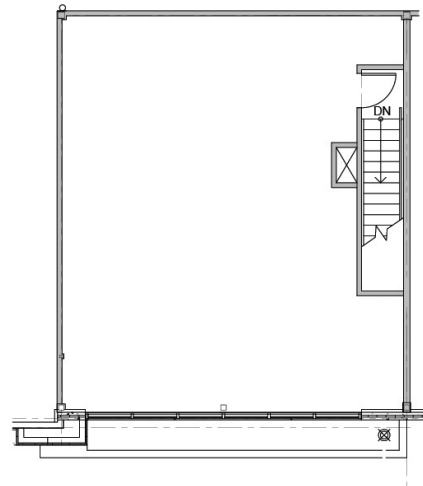
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BAY 421



Showroom / Office	1,106 sq. ft.*
Undeveloped 2nd Floor Office	1,065 sq. ft.*
Warehouse	1,012 sq. ft.*
Total	3,183 sq. ft.

*Showroom/office and Warehouse measurements are approximate



Available Area	3,183 sq. ft.
Net Monthly Rent	\$3,846.00
Op Cost & Property Tax	\$7.16 per sq. ft.(est. for 2021)
Power	208/120V, 3phase, 200 amp
Ceiling Height (clear)	22' in the warehouse
Loading door	12' x 14' drive in

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LOCATION



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