

2,310 sf

Unit 120

U/L



WAREHOUSE/OFFICE IN EAST LAKE FOR LEASE

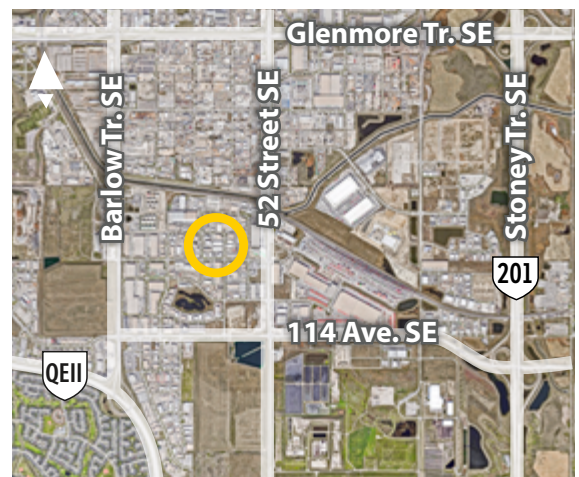
5050 106 Avenue SE
Calgary



1 (12'x12')
drive-in



225A; 208/120V
power (TBV)



Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstiles@barclaystreet.com

Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com



LOCAL
EXPERTISE
MATTERS

» Strong street presence with excellent signage exposure, offering tenants valuable brand visibility along a well-travelled industrial corridor.



PROPERTY INFORMATION

ADDRESS: 5050 106 Avenue SE, Calgary

DISTRICT: East Lake Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

UNIT 120

Office: ~1,386 sq. ft.

Warehouse: ~924 sq. ft.

TOTAL: 2,310 sq. ft.
(plus bonus storage mezzanine)

LOADING: 1 (12' x 12') drive-in

CEILING HEIGHT (CLEAR): 18' (TBV)

POWER: 225A; 208/120V power (TBV)

HEATING/HVAC:

» HVAC – front office.

» Overhead gas-fired heater unit for warehouse.

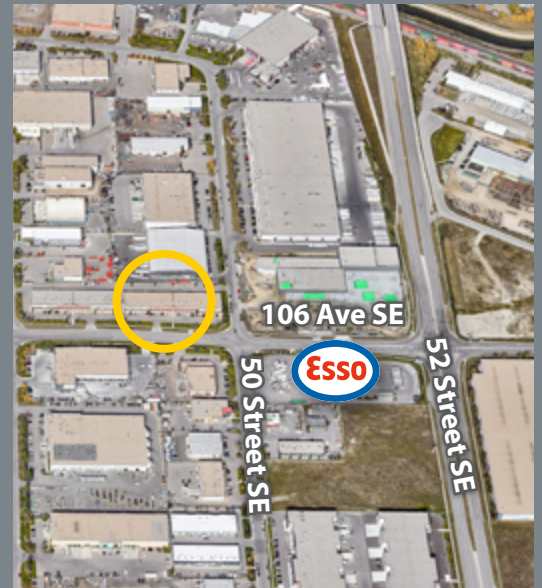
PARKING:

Ample front and rear



» The site offers excellent connectivity to Calgary's major transportation corridors, with access to 52nd Street SE and Barlow Trail and efficient links to Deerfoot Trail and Stony Trail.

» Served by public transit and nearby amenities.



LEASE INFORMATION

AVAILABILITY:

October 1, 2026 **U/L**

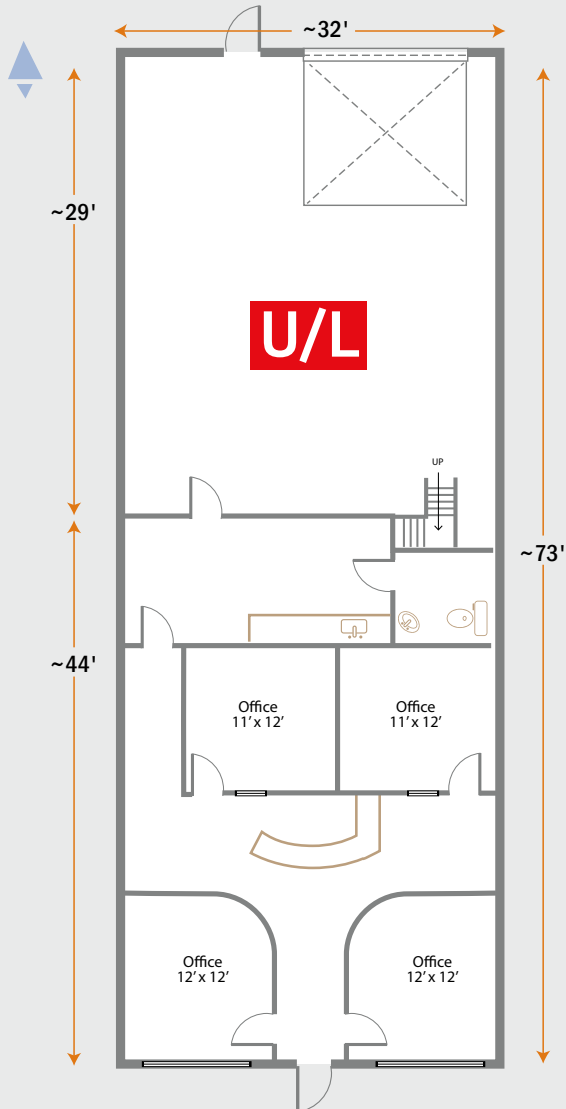
OP. COSTS AND TAXES:

\$10.21 per sq. ft. (est.)

LEASE RATE:

\$16.00 per sq. ft. (year 1), escalating thereafter throughout the lease term







The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS