

FOR SALE OR LEASE

FASTVIEW
INDUSTRIAL



Developed by

Beedie/

Marketed by

Colliers

FOR SALE OR LEASE

EASTVIEW INDUSTRIAL

Unit 132, 10450 - 50th Street SE, Calgary, AB

OPPORTUNITY

Located at 10450 - 50th Street SE in Calgary, Unit 132 was built in 2015 and offers approximately 27,116 square feet of I-G (Industrial General) zoned space available for sale or lease. This Class “A” multi-tenant property boasts top-tier construction, including 32’ clear ceilings, generous truck court depth, and durable pre-cast concrete construction.

LOCATION

Eastview Industrial is situated along 52nd Street SE, providing easy access to Glenmore Trail to the north and 114th Avenue SE to the south. The property is located just minutes away from major Calgary thoroughfares, including Deerfoot Trail, Barlow Trail SE, and Stoney Trail.

Located in the heart of Eastlake, a well-established area with a range of amenities and convenient access to City of Calgary transportation routes, 10450 - 50th Street SE offers prime visibility along 52nd Street SE, with daily traffic exceeding 25,000 vehicles.



ZONING

I-G, Industrial General



ASKING SALE PRICE / LEASE RATE

Market



OPERATING COST

\$5.25 PSF (est. 2025) + 5% Management Fee



AVAILABLE

June 1, 2025



BUILDING FEATURES



CONSTRUCTION

Insulated Pre-Cast Concrete Panels



CEILING HEIGHT

32’ Clear



LOADING

5 Dock Doors



AVAILABLE AREA

Office: ±902 SF
Warehouse: ±26,214 SF
Total Area: ±27,116 SF



SPRINKLERS

ESFR Sprinkler System



LIGHTING

T5H0 - High Output (30fc)



POWER

200 Amp, 600 Volt (TBV)
Dedicated Service Per Unit



PARKING

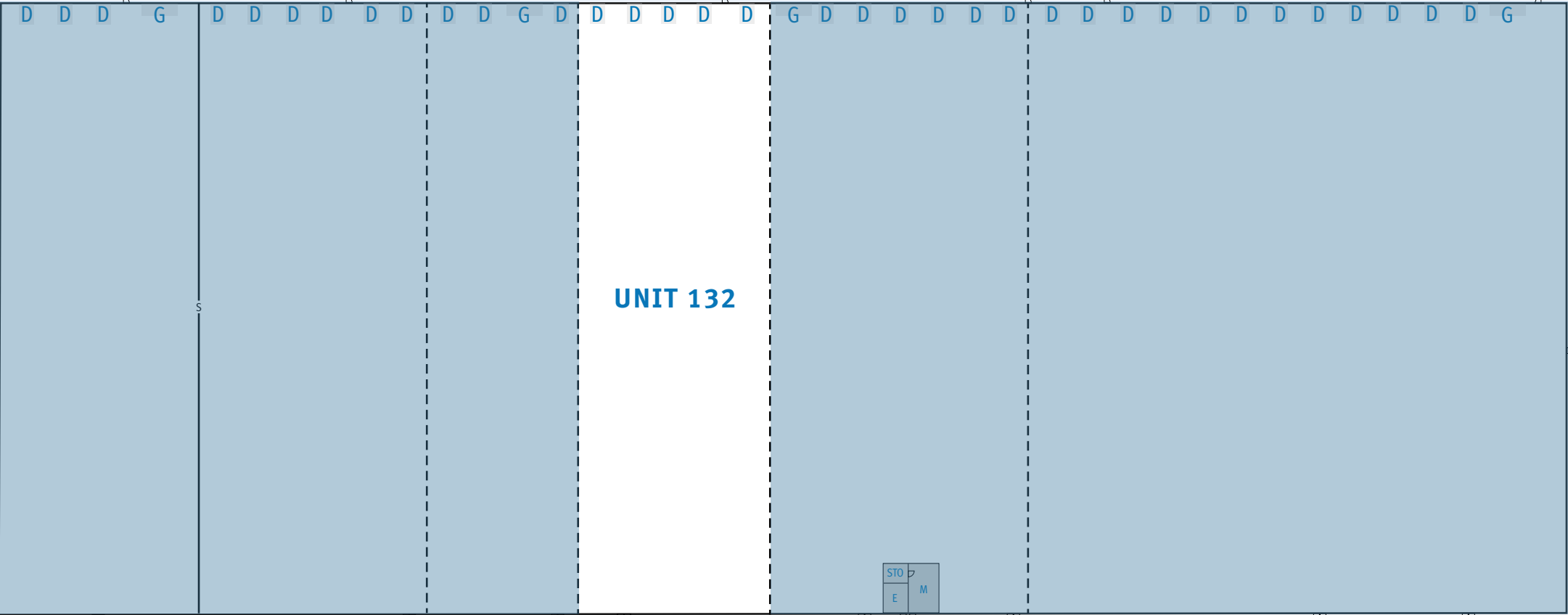
16 Assigned Parking Stalls

SITE PLAN



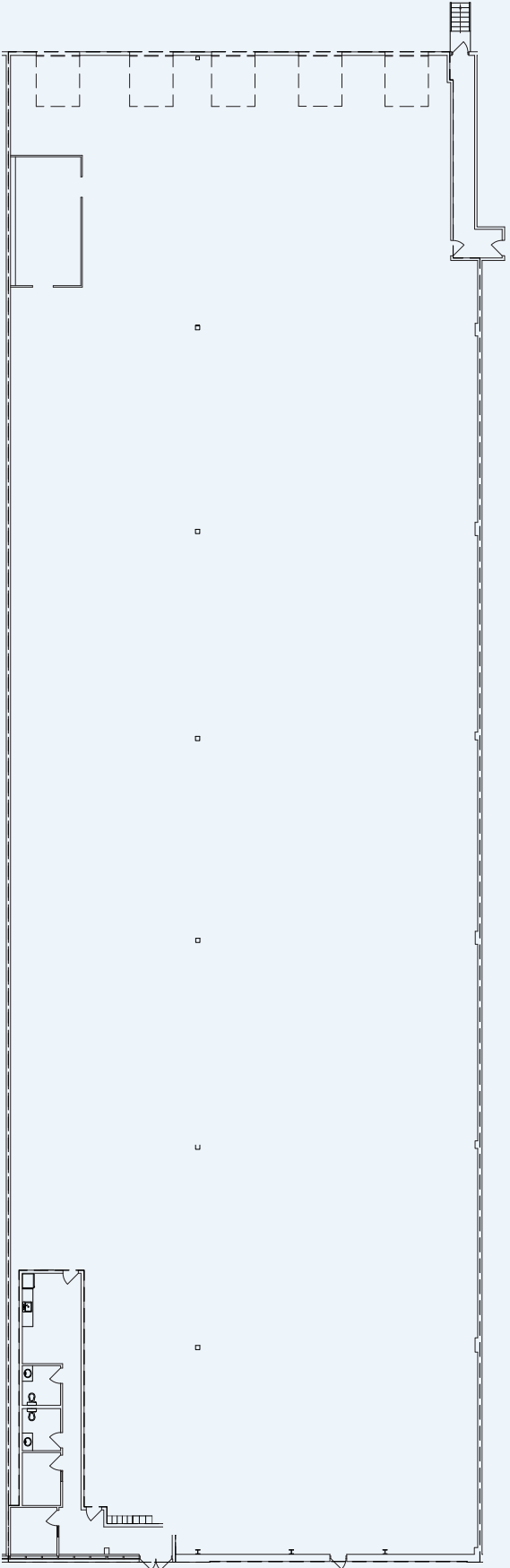
LEGEND

D = Dock Doors G = Grade Doors E = Electrical Room STO = Storage M = Mechanical Room

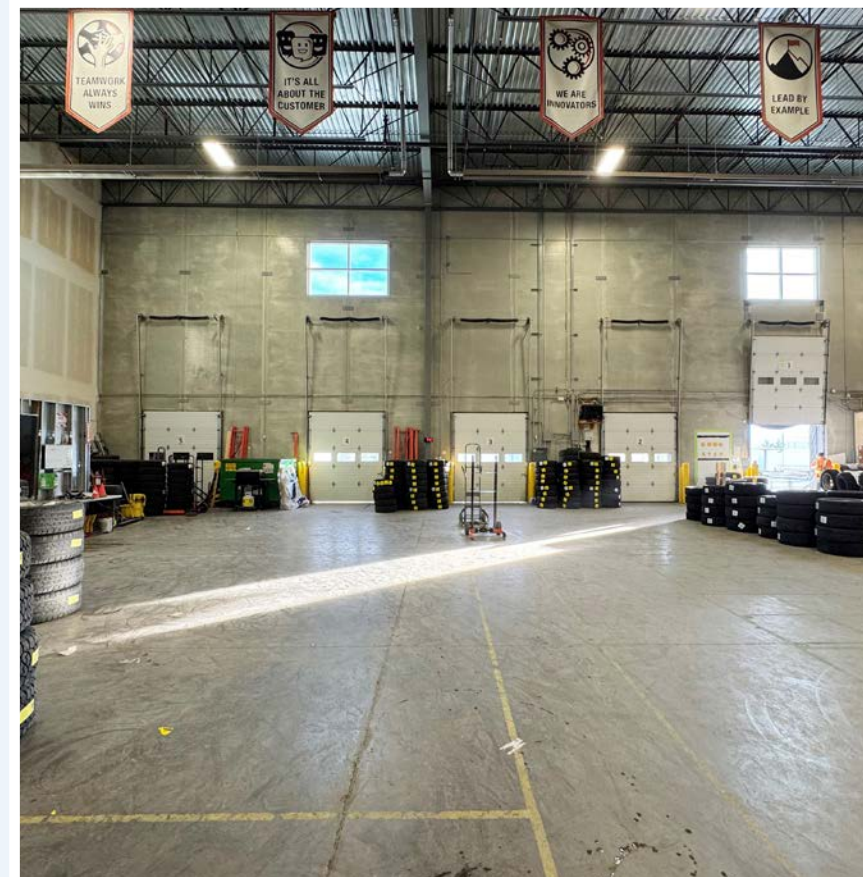
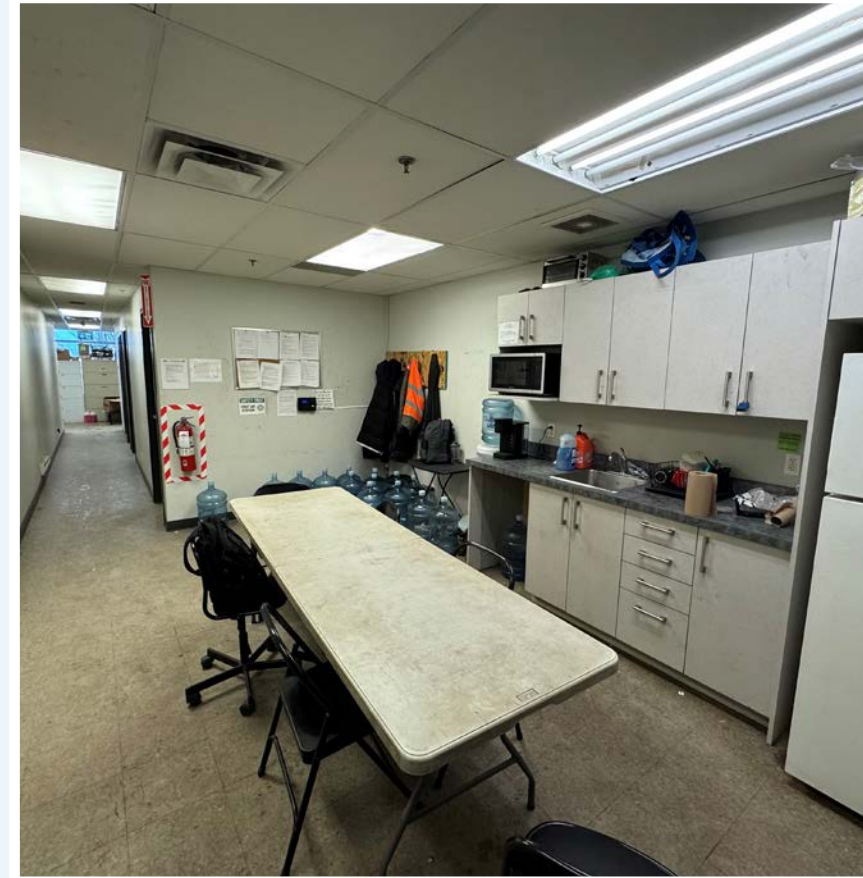


50TH STREET SE

FLOOR PLAN



INTERIOR BUILDING PHOTOS



UNIT HIGHLIGHTS

- Clean, well-maintained facility
- Make-up air (6,500 CFM)
- Forced air & radiant heating throughout warehouse
- Prime visibility & direct access from 52nd Street SE
- Convenient access to key thoroughfares, including 114th Avenue SE, Barlow Trail SE, Deerfoot Trail, & Stoney Trail
- Developed by Beedie, Western Canada's leading private industrial developer & property manager



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