

FOR SALE OR LEASE

**FASTVIEW**  
INDUSTRIAL



Developed by

**Beedie/**

Marketed by

**Colliers**



FOR SALE OR LEASE

# EASTVIEW INDUSTRIAL

Unit 124, 10450 - 50<sup>th</sup> Street SE, Calgary, AB

## OPPORTUNITY

Built in 2015, Unit 124 at 10450 - 50<sup>th</sup> Street SE, in Calgary, offers approximately **21,741 square feet** of I-G (Industrial General) zoned space available for sale or lease. This multi-tenant, class “A” development showcases best-in-class construction and features including 32’ clear ceilings, ample truck court depth, and pre-cast concrete construction.

## LOCATION

Eastview Industrial is located on 52<sup>nd</sup> Street SE, which connects the property with Glenmore Trail to the north, and 114<sup>th</sup> Avenue SE to the south. The Property is situated moments away from major City of Calgary thoroughfares, such as Deerfoot Trail, Barlow Trail SE, and Stoney Trail.

Nestled within the heart of Eastlake, a well-established district with numerous amenities and City of Calgary transportation routes close-by, 10450 - 50<sup>th</sup> Street SE boasts direct exposure to 52<sup>nd</sup> Street SE and will see over 25,000 vehicles per day.



### ZONING

IG - General Industrial



### ASKING SALE PRICE / LEASE RATE

Market



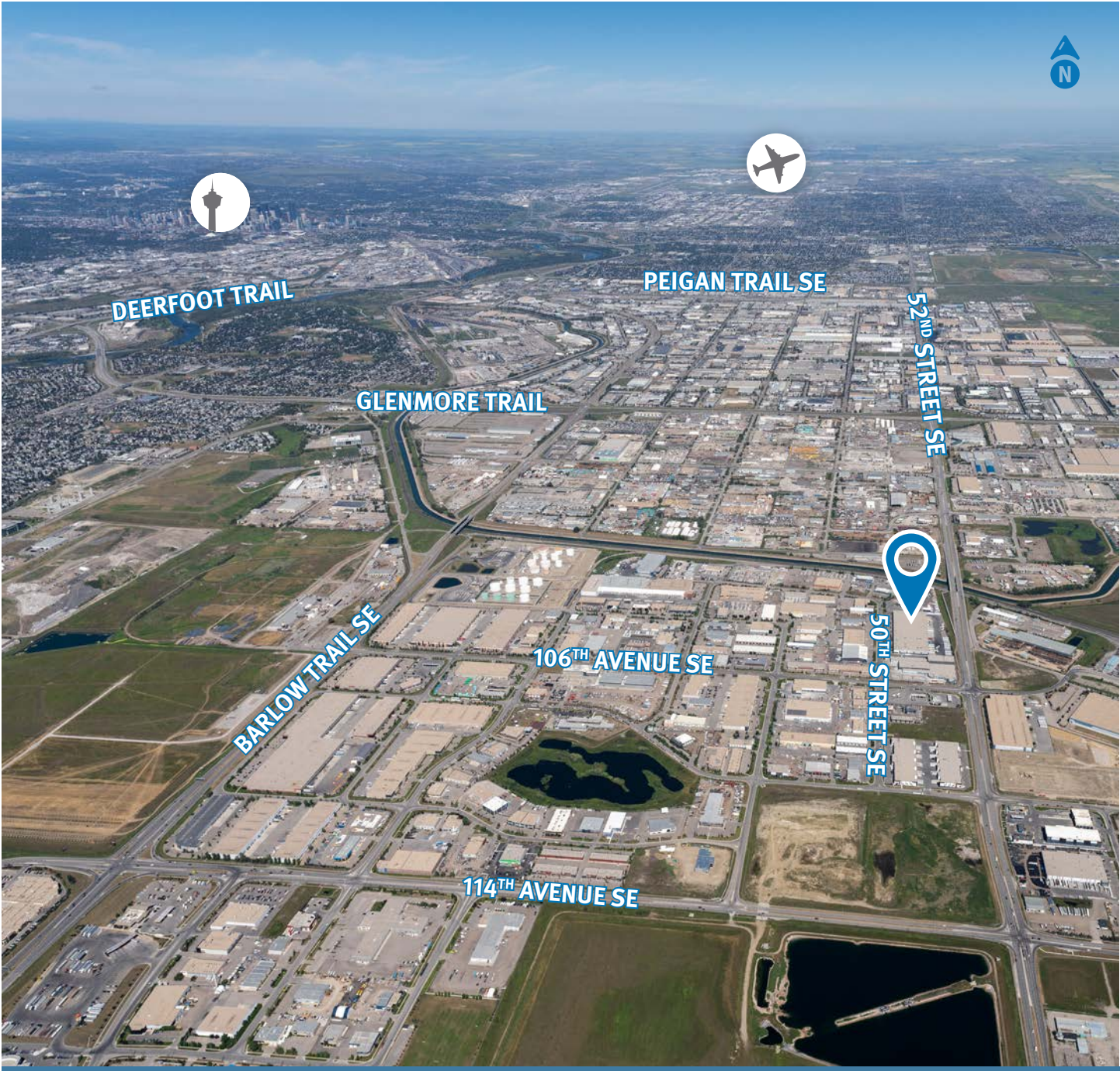
### OPERATING COST

\$5.41 PSF (est. 2023)



### AVAILABLE

Immediate



## BUILDING FEATURES



VIRTUAL TOUR



### CONSTRUCTION

Insulated Pre-Cast  
Concrete Panels



### CEILING HEIGHT

32’ Clear



### LOADING

3 Dock Doors  
1 Drive-In Door



### AVAILABLE AREA

Office: ±2,149 SF  
Warehouse: ±19,592 SF  
Total Area: ±21,741 SF



### SPRINKLERS

ESFR Sprinkler System



### LIGHTING

T5H0 - High Output  
(30fc)



### POWER

200 Amp, 600 Volt  
Dedicated Service Per Unit

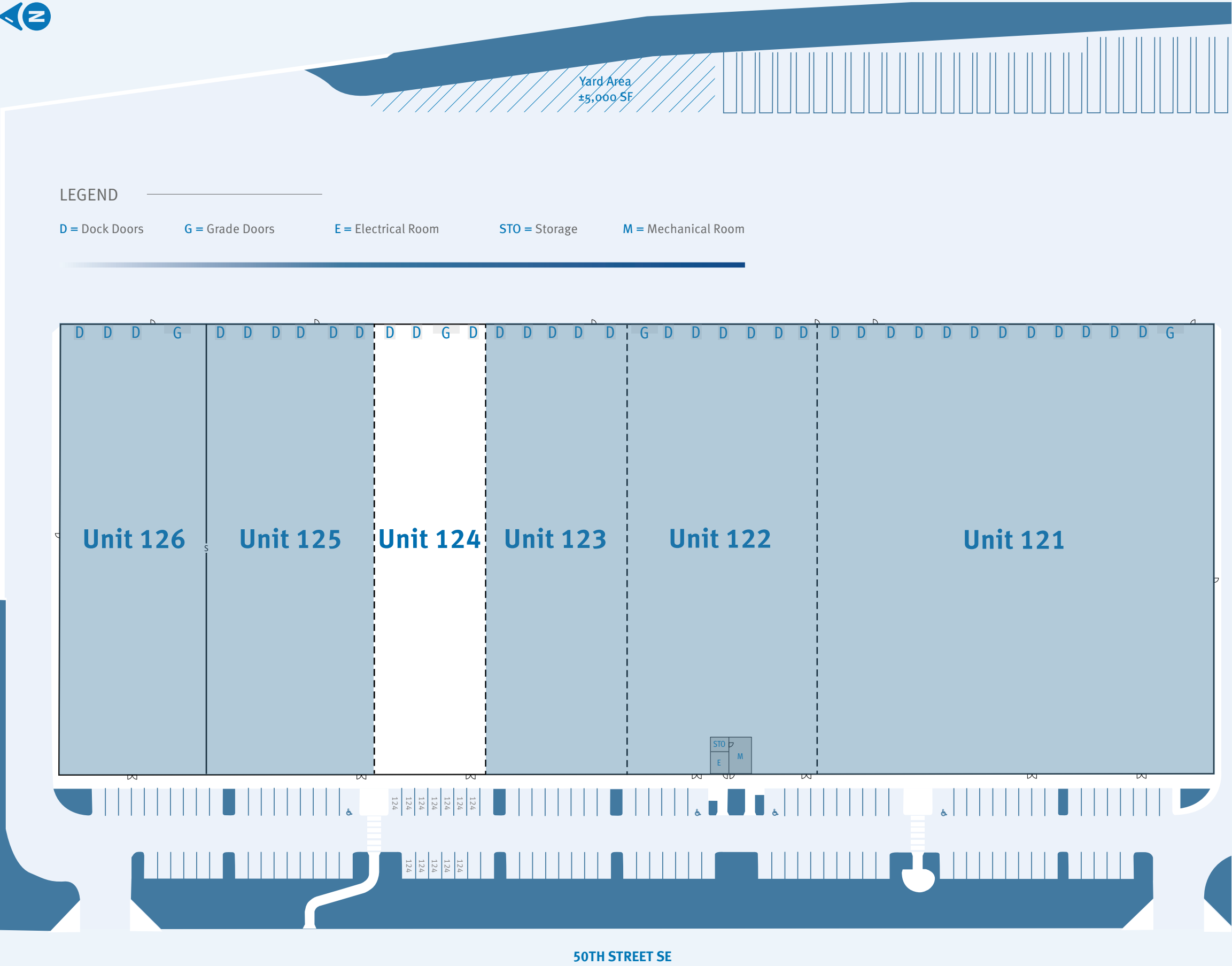


### YARD

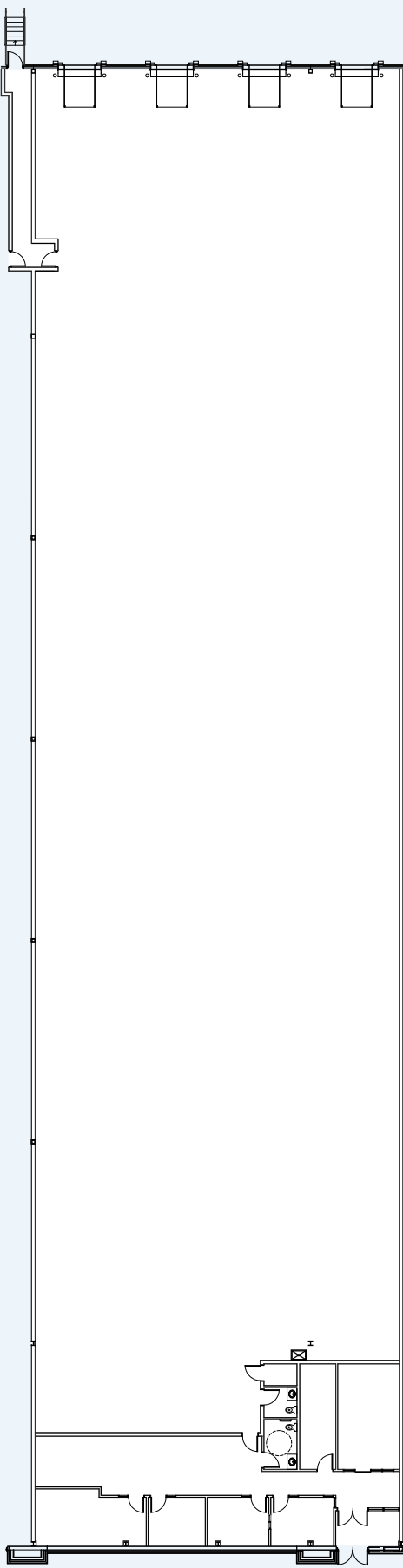
±5,000 SF Yard Available



SITE PLAN

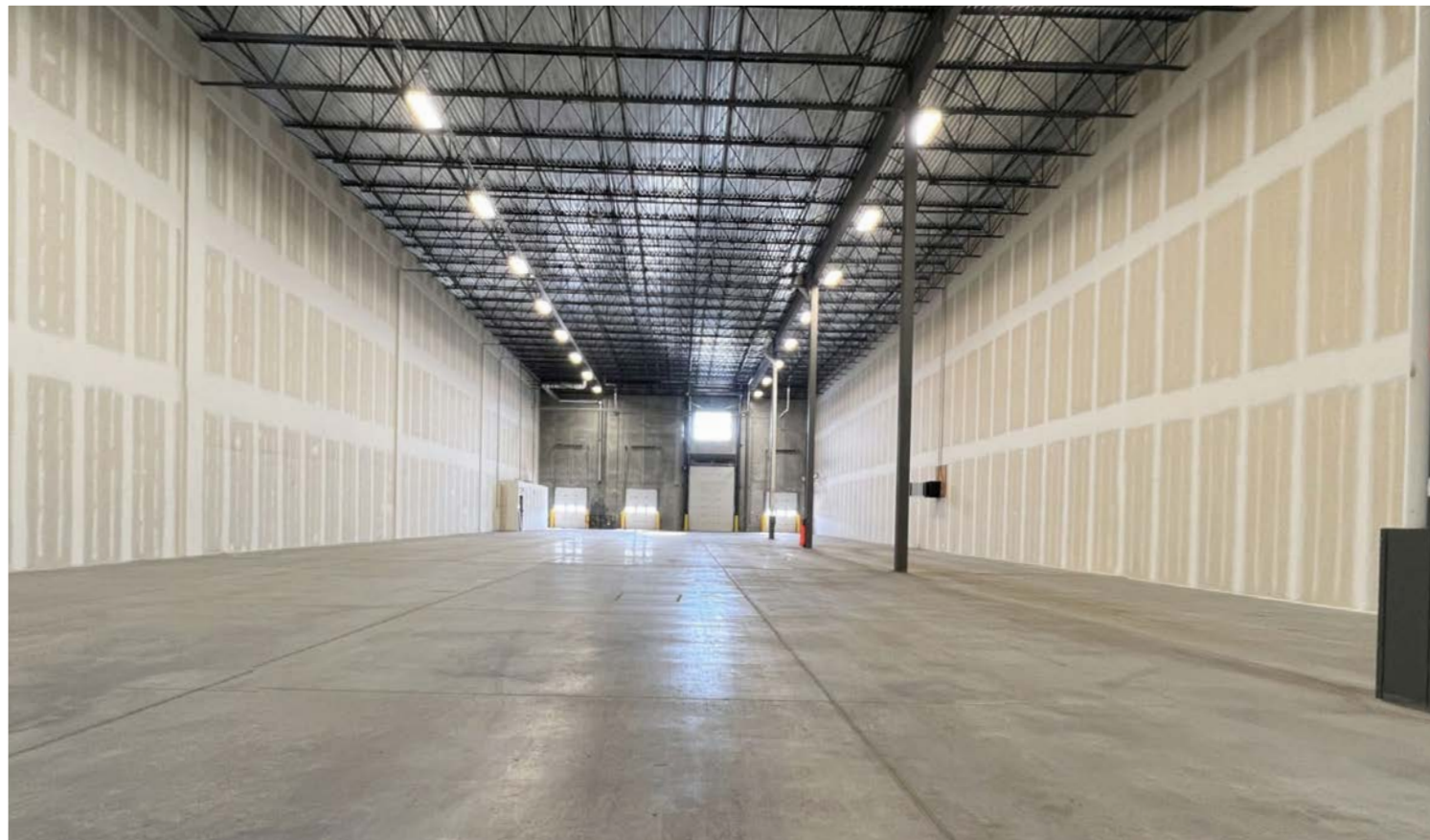
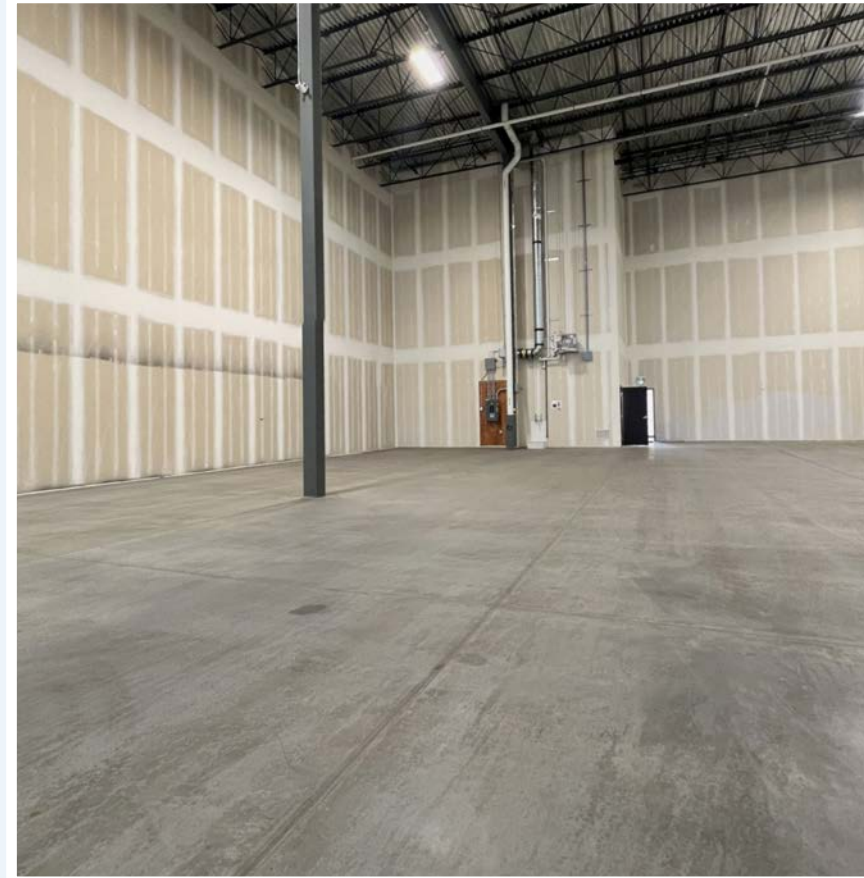


FLOOR PLAN





## INTERIOR BUILDING PHOTOS



## HIGHLIGHTS

- Multi-tenant class “A” development
- High-quality office build-out with modern finishes
- Clean and well-maintained facility
- Direct exposure to 52<sup>nd</sup> Street SE
- Twelve (12) assigned parking stalls
- Radiant forced air heating in the warehouse
- ±5,000 SF storage yard available
- Quick access to major thoroughfares, such as 114<sup>th</sup> Avenue SE, Barlow Trail SE, Deerfoot Trail, and Stoney Trail
- Developed by Beedie, the largest private industrial developer and property manager in Western Canada





## CONTACT



JOSH MAGNUSSEN  
Senior Vice President | Partner  
403 771 2064 / [josh.magnussen@colliers.com](mailto:josh.magnussen@colliers.com)

PAUL MARSDEN  
Executive Vice President | Partner  
403 605 9632 / [paul.marsden@colliers.com](mailto:paul.marsden@colliers.com)

MATT BINFET  
Executive Vice President  
403 870 3130 / [matt.binfet@colliers.com](mailto:matt.binfet@colliers.com)

NEIL FERRIS, SIOR  
Senior Vice President | Partner  
403 875 8004 / [neil.ferris@colliers.com](mailto:neil.ferris@colliers.com)

KYLE BIETZ  
Associate  
587 225 5004 / [kyle.bietz@colliers.com](mailto:kyle.bietz@colliers.com)



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