

FOR SALE



Unit 140 at Apex at Eastlake presents a rare opportunity for mid-size businesses in southeast Calgary to own premium industrial real estate.

Developed by

Beedie

Marketed by

Colliers

FOR SALE

Apex at Eastlake

Unit 140, Building A, 11080 - 50th Street SE, Calgary, AB

OPPORTUNITY

Unit 140 at Apex at Eastlake ("Apex") offers mid-size businesses in southeast Calgary a rare opportunity to own high-quality industrial real estate. This Class "A" industrial condo spans $\pm 9,628$ square feet and is designed with premium specifications to support a wide range of business needs. The unit features efficient LED lighting throughout and is equipped with 2 dock loading doors and 1 drive-in loading door. Eight (8) dedicated parking stalls ensure convenient access for staff and visitors, while the inclusion of ESFR sprinklers offers advanced fire protection. With its modern design, functional layout, and strategic location, Unit 140 is an ideal solution for growing businesses looking to invest in their own space.

LOCATION

Apex is strategically positioned along the north-south corridor of 52nd Street SE—an important arterial road that links the development to Glenmore Trail in the north and 114th Avenue SE in the south. Ideally located in Eastlake, a well-established area with existing amenities and City of Calgary transit routes, Apex offers prime visibility on 52nd Street SE, which sees traffic volumes exceeding 21,000 vehicles per day. The site also provides convenient access to major city routes, including Deerfoot Trail, Barlow Trail SE, and Stoney Trail.



ZONING

I-G, Industrial General



ASKING SALE PRICE

\$300 PSF



OPERATING COST

TBV



AVAILABLE

October 1, 2025



BUILDING FEATURES

CONSTRUCTION

Insulated Pre-Cast Concrete Panels

CEILING HEIGHT

26' Clear

LOADING

2 Dock Doors (8'6" x 10')
1 Drive-In Door (12' x 14')

AVAILABLE AREA

Office: $\pm 1,566$ SF
Warehouse: $\pm 8,062$ SF
Total Area: $\pm 9,628$ SF

SPRINKLERS

ESFR Sprinkler System

LIGHTING

LED

POWER

200 Amp, 347/600 Volt

PARKING

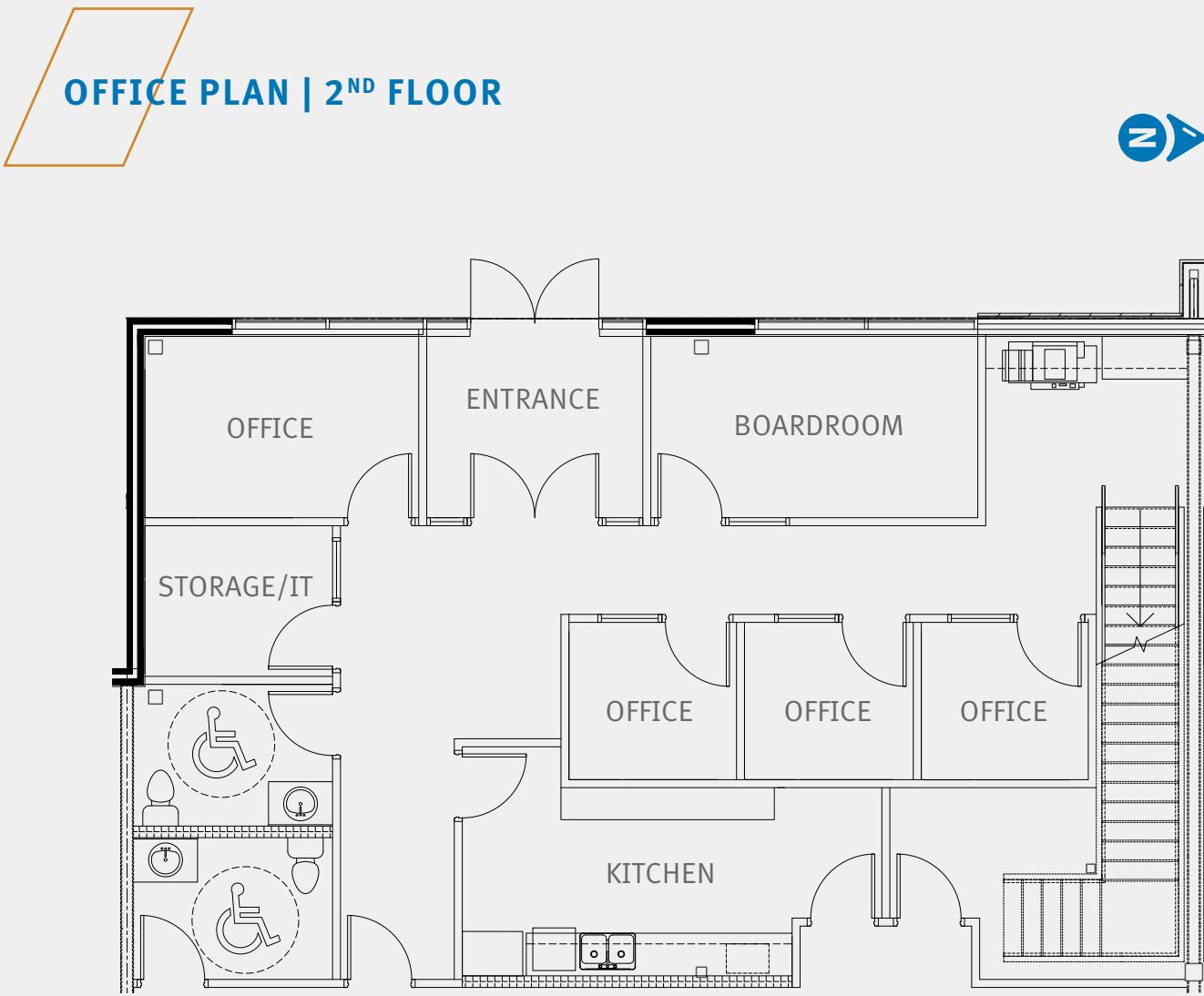
8 Assigned Parking Stalls



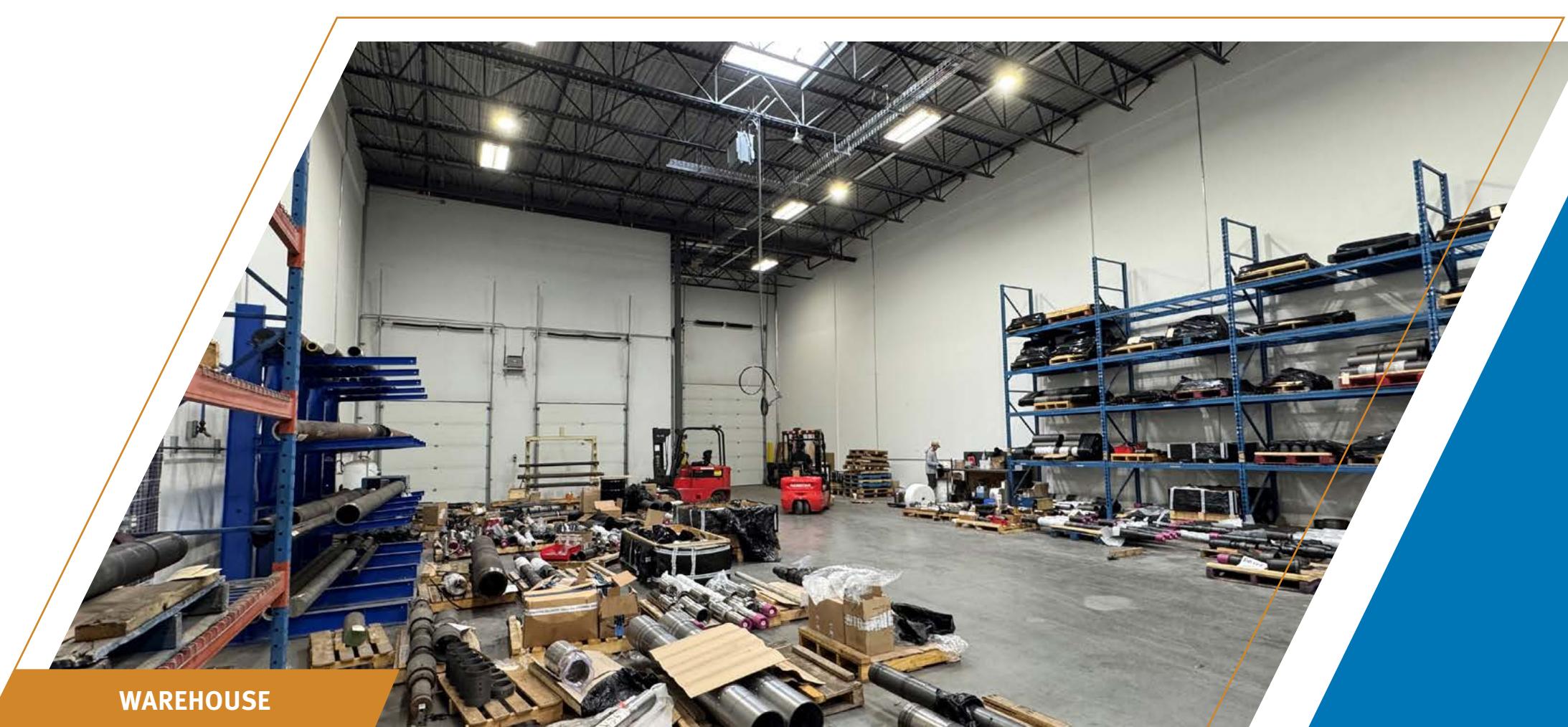
MARKETING PLAN

LEGEND

D = Dock Doors	G = Grade Doors	E = Electrical Room	M = Mechanical Room
Mezz = Mezzanine	Mailbox	Sold	Conditional



110TH AVENUE SE



WAREHOUSE

Beedie

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.

www.beedie.ca



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