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4540 104 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31886

MLS ID:
A2252730

\$16



 **MAXINE MORRISON**
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 4540 104 Avenue SE, Calgary , Alberta T2C 1R7

Transaction Type For Lease	Days On Market 22	Lease Amount 16.00
Lease Frequency Annually	Lease Term Negotiable	Lease Term Remaining 28
Sub Lease 1	Zoning I-G Light Industrial	Subdivision East Shepard Industrial
Building Type Low Rise (2-4 stories)	Year Built 2007	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 9726.00
Building Area (Sq. M.) 903.57	Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00
Parking 30	Cooling Central Air	Heating Forced Air,Natural Gas
Commercial Amenities Boardroom,Dock Levellers,Dock Loading,Lunchroom,Storefront,Yard Lights	Access to Property Accessible to Major Traffic Route,Major Shopping Nearby,Paved Road,Public,Public Transportation Nearby,Visual Exposure	Inclusions Request List
Restrictions Landlord Approval	Reports Building Plans,Floor Plans,Leases	

Discover a rare opportunity to secure 9,726 sqft of move-in ready flex space in Calgary's East Shepard Industrial area. This A-Class building offers the perfect balance of 5,321 sqft of open concept office and 4,405 sqft of polished warehouse or lab space, thoughtfully designed with high-quality improvements throughout. The warehouse features a 22-foot clear ceiling height, dock loading with a leveler, dedicated HVAC, and robust 208/120 volt, 600-amp, 3-phase power distributed throughout, making it ideal for distribution, light manufacturing, or specialized lab users. The office area provides 5 closed offices, 21 workstations, 1 large boardroom, 1 large lunchroom, 1 large server room, 2 accessible washrooms, 2 storage spaces with 8.5-foot clear ceilings, an efficient layout, and contemporary finishes that create a professional, ready-to-go environment. Strategically located with direct access to Deerfoot, Glenmore, Barlow, and Stoney Trail, this property offers unbeatable connectivity for both staff and logistics. Tenants will also enjoy 30 free surface parking stalls, ensuring convenience for employees and visitors alike. Available immediately, this space is offered at competitive rates with flexible sublease terms — an exceptional opportunity to secure a turnkey solution in Calgary's thriving industrial market.

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