



## PROPERTY OVERVIEW

NAI Advent is pleased to present Unit 133 in Building 100 at 4615 112 Avenue SE, a prime small-bay industrial lease opportunity within the professionally managed Eastlake Business Park. This ±1,834 SF unit features a mix of built-out office and warehouse space, making it well-suited for a variety of industrial, logistics, or service-based users. Available February 1, 2026, this clean, well-maintained space includes a 12' x 12' overhead door, reception area, multiple private offices, and a coffee counter, with efficient layout for small business operations. Located just minutes from major transportation routes such as Stoney Trail and Barlow Trail, and surrounded by established industrial businesses, this is an ideal space for tenants seeking flexible and accessible premises in Southeast Calgary.

## LEASE DETAILS

AVAILABLE AREA	±1,834 SF
OFFICE/SHOWROOM	±1,359 SF
WAREHOUSE	±475 SF
LEASE RATE	Market
OP COST	\$4.10 PSF
PROPERTY TAX	\$4.80 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in door (12' x 12')
CEILING HEIGHT	14' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	3 Stalls
OCCUPANCY	February 1, 2026

June 20, 2025

For more information,  
please contact:



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## STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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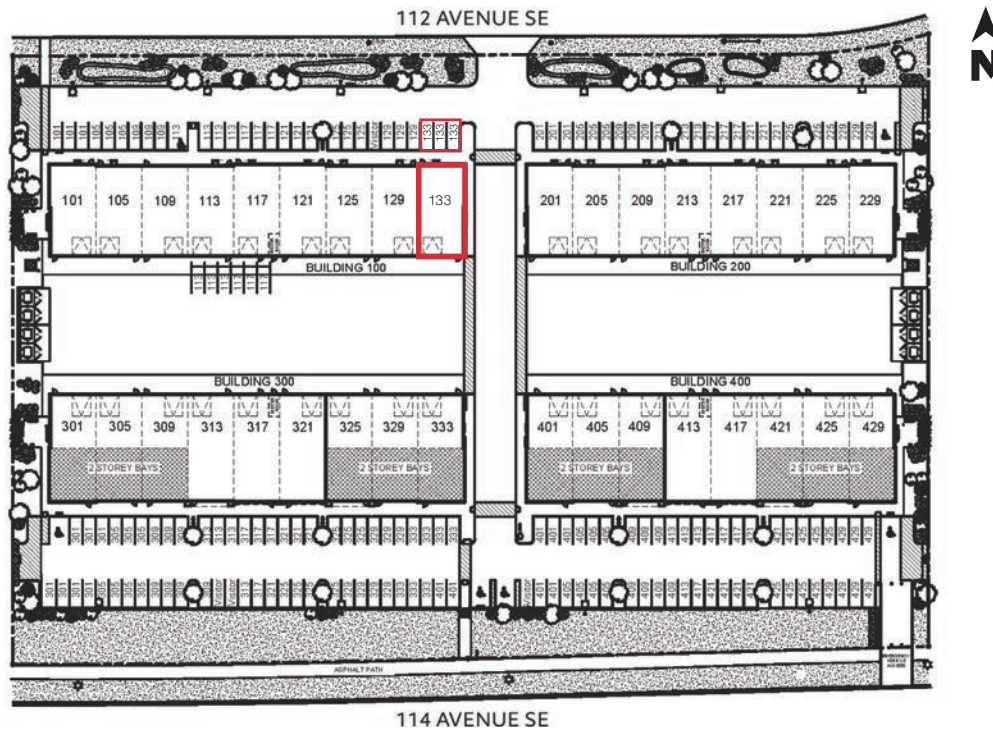
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**SITE PLAN**



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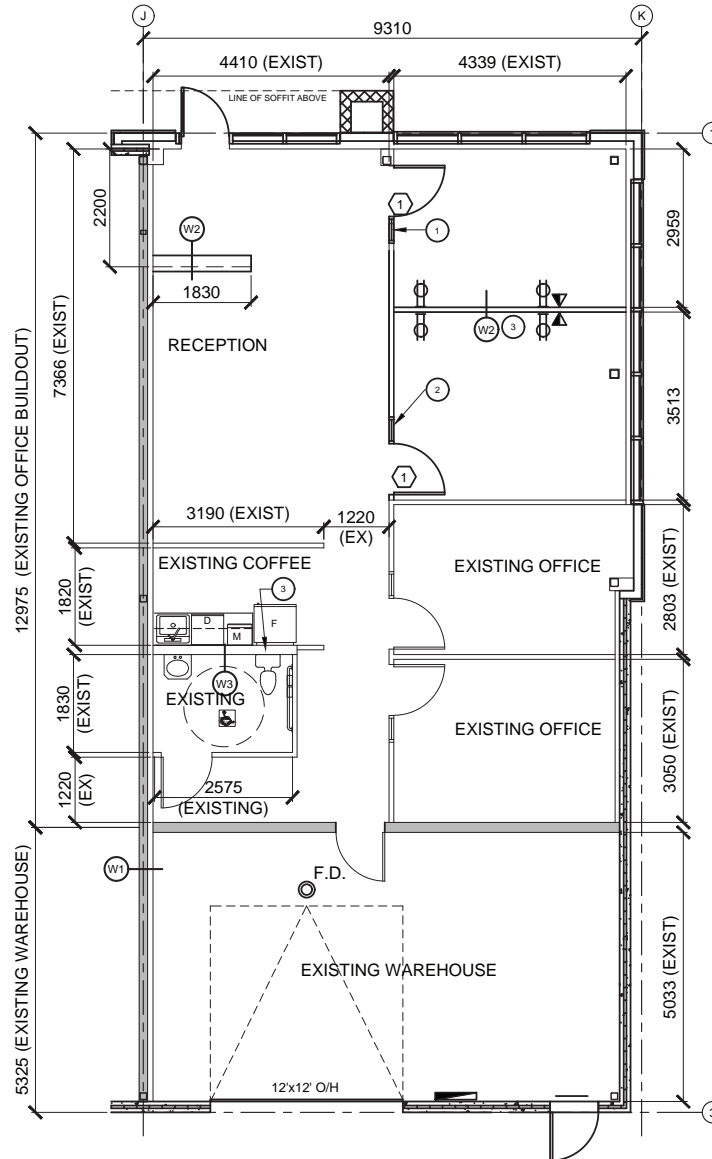


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**FLOOR PLAN**



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