



31, 4000 106 Avenue SE | **FOR SUBLEASE**

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Property Specifications

Building Type: Warehouse

Zoning: I-G Industrial General

Available Area: ± 76,968 SF

Office/Showroom: ± 2,500 SF

Ceiling: 28'

Loading: 9 Dock
1 Drive-in
6 additional dock doors in knock out positions

Lease Rate: Market

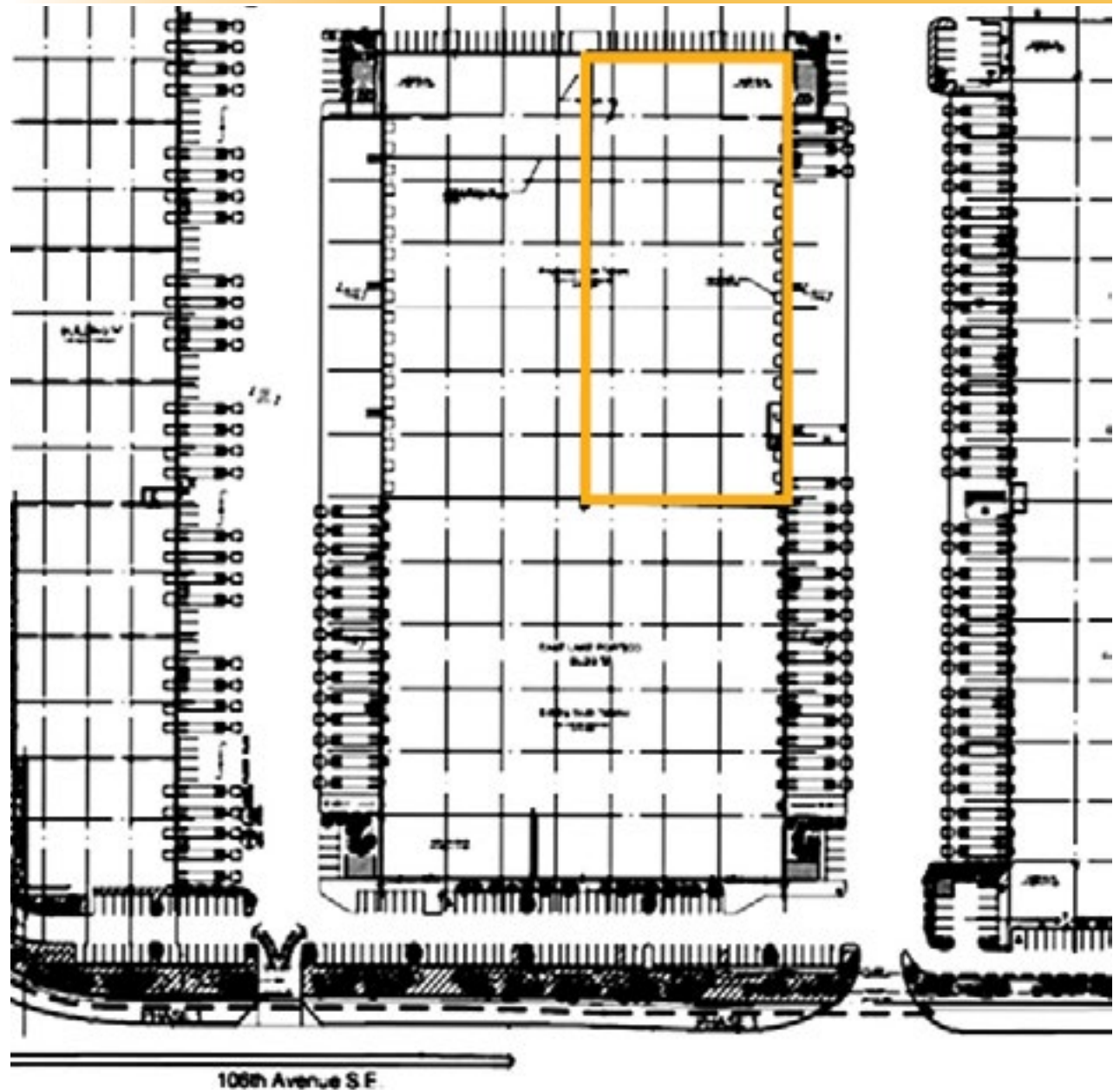
Additional Rent: \$4.27 PSF (est)

Sublease Expiry: June 30, 2029

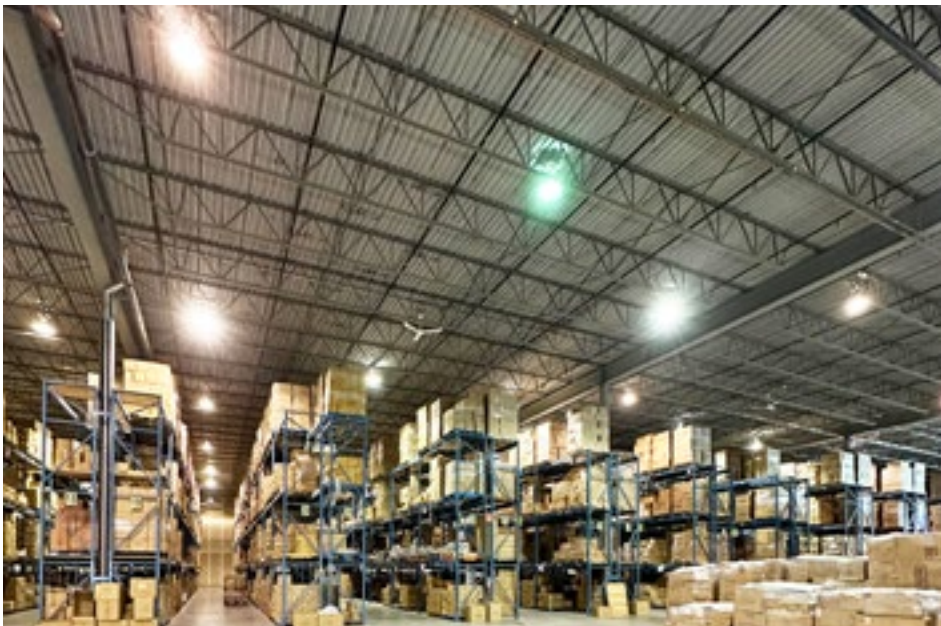
Availability: Immediately

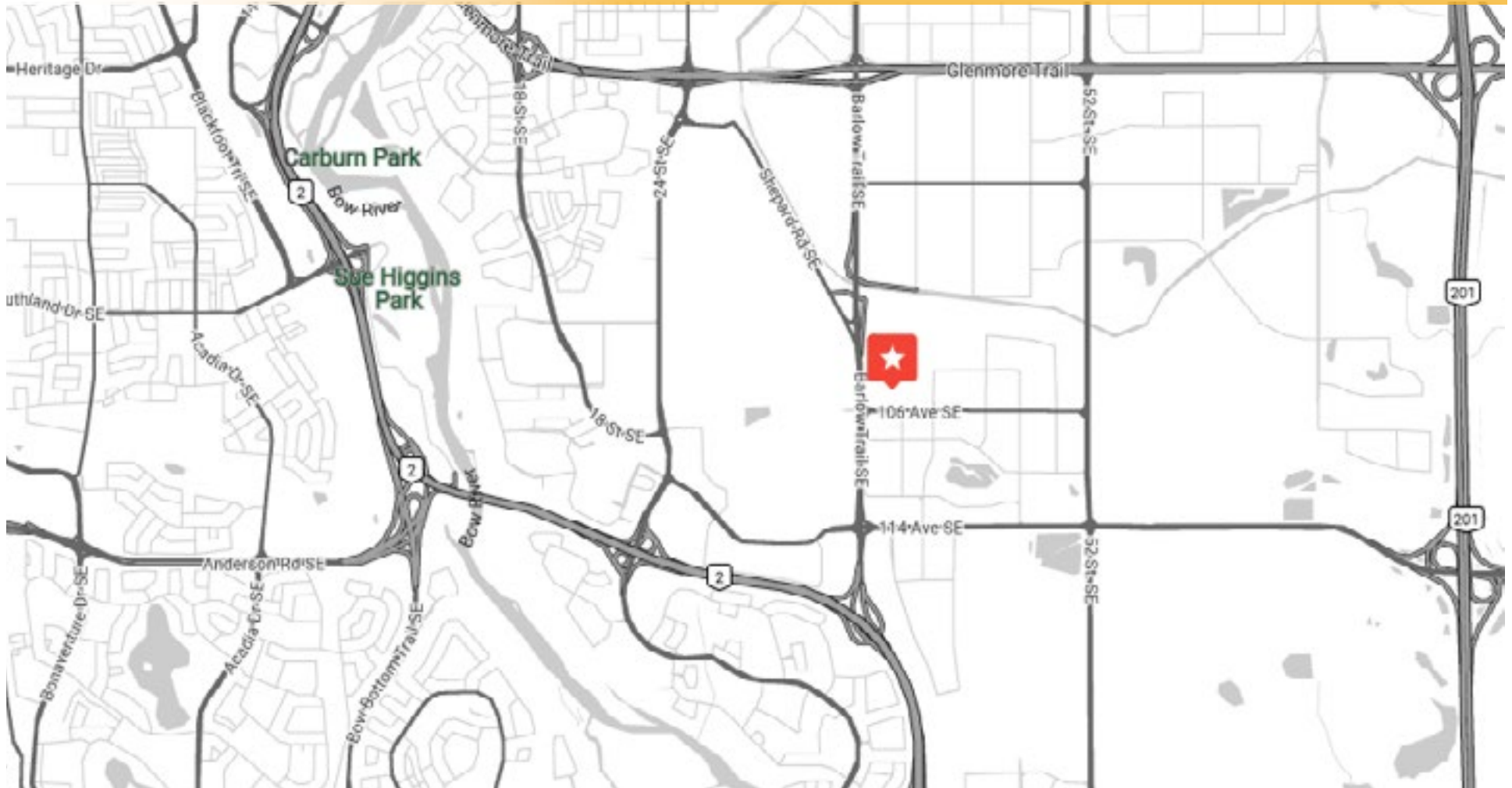
- High quality warehouse space located in Eastlake Portico Building B
- Situated along 106 Avenue SE offering quick access to Deerfoot Trail and Glenmore Trail via Barlow Trail SE
- ESFR Sprinklers
- Trailer storage available

Eastlake Portico Site Plan | Building B



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