



## Shell Warehouse

309, 4615 - 112 Avenue SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- » 3,159 SF of office / showroom / warehouse
- » 22' clear ceiling height throughout
- » 100 amp panels; 208/120v 3 phase
- » 12' x 14' overhead drive in door
- » 7 assigned parking stalls and on street parking available
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Pylon signage on 114th Avenue
- » Developed, owned & managed by Telsec Property Corporation

### SPACE DETAILS

<b>SUBMARKET</b>	Eastlake Business Park
<b>AVAILABLE AREA</b>	3,159 SF
<b>NET MONTHLY RENT</b>	\$4,500
<b>OP COST &amp; PROPERTY TAX</b>	\$8.90 PSF
<b>LEASE TERM</b>	5 years
<b>ZONING</b>	I-G Industrial General
<b>POWER</b>	208/120V, 3 Phase, 100 Amp
<b>CEILING HEIGHT</b>	22' clear
<b>LOADING DOOR</b>	12' x 14' (Drive-In)
<b>AVAILABLE</b>	May 1, 2025

# FOR LEASE | 309, 4615 - 112 AVENUE SE



## SHEPARD CENTRE & SOUTH TRAIL CROSSING

### Food, Drinks & Market

1. Bento Sushi
2. Costa Vida
3. The Burger's Priest
4. Karma Fine Indian Cuisine
5. Montana's
6. Lina's, Italian Supermercato
7. Five Guys
8. Toad 'n' Turtle Pubhouse & Grill
9. South St. Burger
10. Boston Pizza
11. Calavera Cantina
12. Kiro Sushi

### Lifestyle & Recreation

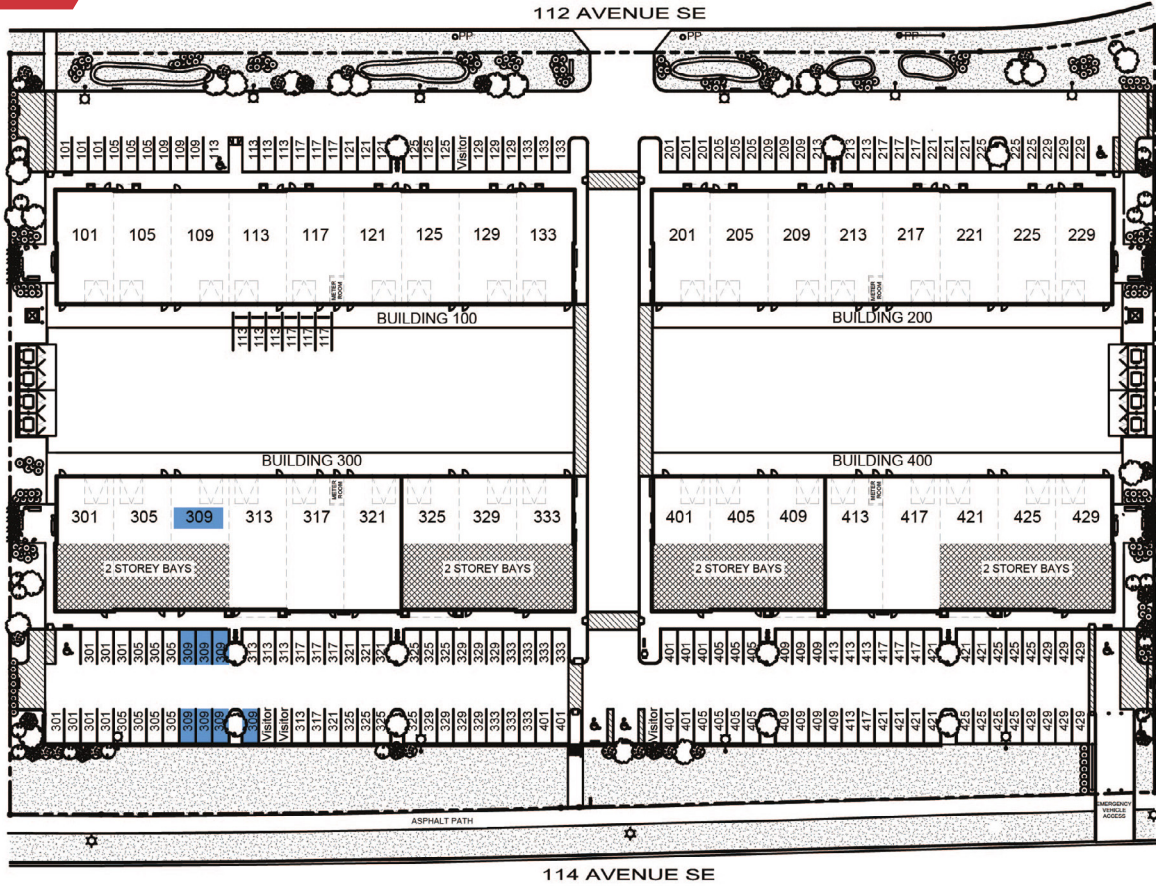
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

### Shopping

1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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## SITE PLAN



## FLOOR PLAN



**FOR LEASE**

**Eastlake Business Park**

**309, 4615 112 AVENUE SE**



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