



GRASSROOTS
REALTY GROUP

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4540 104 Avenue SE
Calgary, Alberta

MLS # A2252730



\$16 per sq.ft.

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Elan

Bus. Name: -

Size: 9,726 sq.ft.

Zoning: I-G Light Industrial

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Request List

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.00 Acre

Lot Feat: -

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.