

Size  
157,000 SF

Pre-leasing  
AVAILABLE NOW



**FOR LEASE**

EASTLAKE BUSINESS PARK | CALGARY

## YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

## YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.



# LOCATION

11235 52 Street SE  
Calgary, AB

106 AVE

110 AVE

BARLOW TRAIL SE

CURRENT VACANCY

48 ST

114 AVE

52 ST

## ACCESS

Easy access from  
Highway 2 and  
Barlow Trail SE.

## LEASE RATE

Market

## OP COSTS

\$4.94 PSF  
(2026 estimate)

# BUILDING



**AVAILABLE**  
157,000 SF



**LIGHTING**  
LED



**ZONING**  
I-G  
Industrial General



**POWER**  
Available  
Upon Request



**COLUMN GRID**  
55'x55'



**FIRE SUPPRESS**  
ESFR



**PARKING**  
225 Parking Stalls



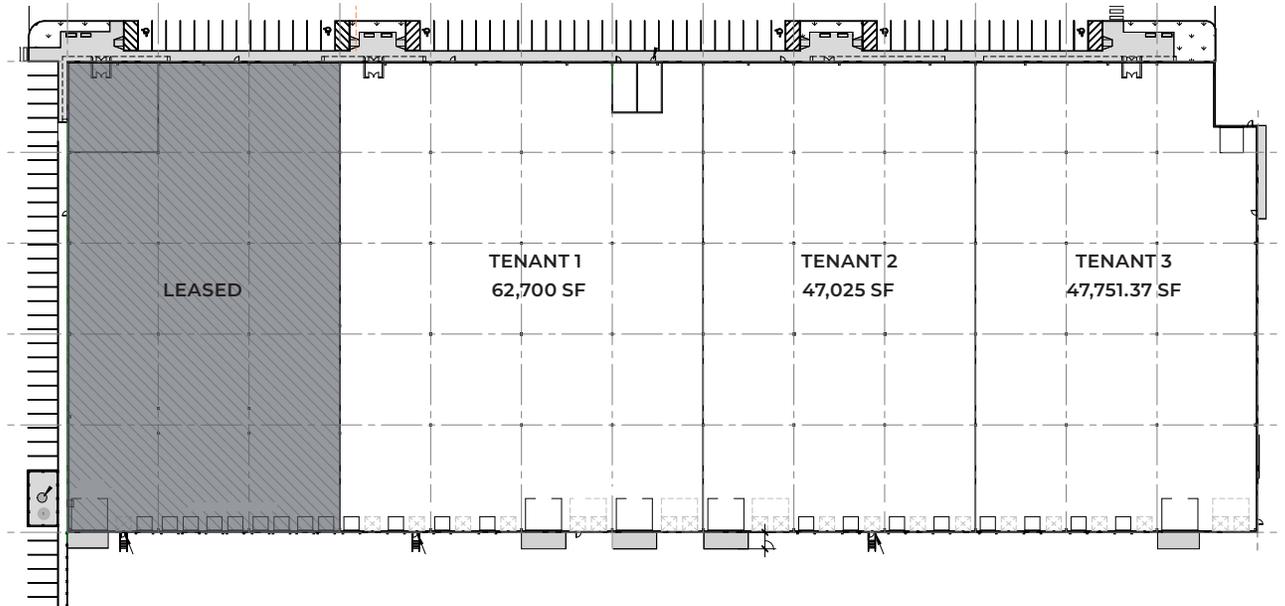
**SUMP & TRENCH**  
Available  
Upon Request



**CLEAR HEIGHT**  
32'



**LOADING**  
Up to 24 Dock Doors  
Up to 9 Grade Doors







FOR MORE  
INFORMATION  
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