

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.

FOR MORE
INFORMATION
CONTACT

Andrew Rudzitis
Director - Client Solutions
587.572.3175
andrew@yorkrealty.ca

Lucas Leisen
Client Solutions Manager
780.934.2929
lucas@yorkrealty.ca

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



ZONING
I-G
Industrial General



COLUMN GRID
55'x55'



PARKING
225 Parking Stalls



CLEAR HEIGHT
32'



LIGHTING
LED



POWER
Available
Upon Request



FIRE SUPPRESS
ESFR



SUMP & TRENCH
Available
Upon Request



LOADING
Up to 24 Dock Doors
Up to 9 Grade Doors



