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130, 7470 108 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
27231


MLS ID:
A2186085

\$18



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 130, 7470 108 Avenue SE, Calgary , Alberta T2C 5W3

Transaction Type For Lease	Title Fee Simple	Days On Market 173
Lease Amount 18.00	Lease Frequency Monthly	Lease Term Negotiable
Zoning Industrial General	Subdivision Section 23	Building Type Condo Complex
Year Built 2024	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2410787	Building Area (Sq. Ft.) 8043.00
Building Area (Sq. M.) 747.21	Footprint (Sq. Ft.) 7725	Construction Type Concrete
Roof Membrane	Foundation Slab	Cooling Central Air
Heating Natural Gas,Radiant	Lot Features Level,Paved	Access to Property Direct Access,Paved Lane,See Remarks
Inclusions NA	Restrictions None Known	Reports Call Lister,Condo/Strata Bylaws,Formal Lease

Essex Business & Transportation Park is designed for heavy shop users in industries including but not limited to logistics, maintenance, and mechanical. Essex Park has 3 precast concrete buildings of about 30K SF per building, with optionality for up to 4 units per building. Unit 130, 7470-108th Avenue SE is the last unit remaining in the East Essex building (exposure to Stoney Ring Road SE). Unit 130 in the Ease building is 8,913 SF with 3 * 16 ft. by 16 ft. drive-in doors (daylight doors), sump trench, 23 ft. clear ceiling height, radiant heat in shop, LED lighting, and K25 conventional sprinklers throughout. Essex is unique as there is 129 feet between the buildings allowing for ample marshalling space for large vehicles & equipment. This is a 39 acre park with over 20 acres available for purpose of storage of tractors/trucks/trailers & equipment. The yard is secure and monitored. Park users can lease yard space on a long term or flexible term basis. The Landlord can complete the tenant build-out based on client specification, including installation of make up air unit. The Base Rent will be negotiated and will be impacted by factors such as build-out costs, lease term, and transaction timing. Project Update: Esses West Building has drive-thru doors and has 3 of 4 units available. The middle building is fully leased with no availability.

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