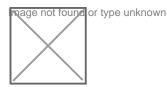


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

U CDN Global Advisors Ltd.

**403-531-4336** 

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

Transaction Type Title Days On Market

For Lease Fee Simple 173

Lease Amount Lease Frequency

18.00 Monthly Negotiable

ZoningSubdivisionBuilding TypeIndustrial GeneralSection 23Condo Complex

Year Built Structure Type Property Type
2024 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 2410787 8043.00

Building Area (Sq. M.) Footprint (Sq. Ft.) Construction Type

747.21 7725 Concrete

RoofFoundationCoolingMembraneSlabCentral Air

Heating Lot Features Access to Property

Natural Gas, Radiant Level, Paved Direct Access, Paved Lane, See Remarks

Lease Term

Inclusions Restrictions Reports

NA None Known

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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