

Two Rare Small Bays  
with Crane Capability  
// 5,032 SF

# FOR LEASE

7071 107 Ave SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



**Prime Location:** Located in Point Trotter Industrial Park, Calgary – a sought-after industrial hub with excellent transportation access.

**Exceptional Power Supply:** High 370A / 600V power, ideal for manufacturing, fabrication, and heavy industrial use.

**Crane Capability:** 5-ton capacity (not installed), providing flexibility for businesses needing material handling solutions.

**Secure Yard Space:** Approximately 5,500 ft<sup>2</sup> per unit, perfect for additional storage or operations.

**Great Accessibility:** Close proximity to major transportation routes including Stoney Trail, Deerfoot Trail, and Glenmore Trail, ensuring efficient logistics.

**Growing Industrial Hub:** Point Trotter Industrial Park offers a modern, well-planned environment for businesses needing high-quality industrial space.

Contact us today for more details or to arrange a viewing!

## PROPERTY OVERVIEW

<b>Address:</b>	7071 107 Ave SE
<b>District:</b>	Point Trotter Industrial Park
<b>Zoning:</b>	Industrial General (I-G)
<b>Crane:</b>	5 ton capacity (not installed)
<b>Power:</b>	370A/600V
<b>Availability:</b>	June 2025

### Bay 120

<b>Warehouse:</b>	3,360 ft <sup>2</sup>
<b>Office Space:</b>	840 ft <sup>2</sup>
<b>Mezzanine:</b>	832 ft <sup>2</sup>
<b>Bay 120 Total Area:</b>	5,032 ft <sup>2</sup> (Short Term Leases only)
<b>Rental Rate:</b>	\$20.00 PSF
<b>Operations Cost:</b>	\$5.75 PSF (est. 2025)

### Bay 130

<b>Warehouse:</b>	3,360 ft <sup>2</sup>
<b>Office Space:</b>	852 ft <sup>2</sup>
<b>Mezzanine:</b>	845 ft <sup>2</sup>
<b>Bay 130 Total Area:</b>	5,052 ft <sup>2</sup> (Term: 5-10 years)
<b>Rental Rate:</b>	\$19.00 PSF + escalations
<b>Operations Cost:</b>	\$5.75 PSF (est. 2025)



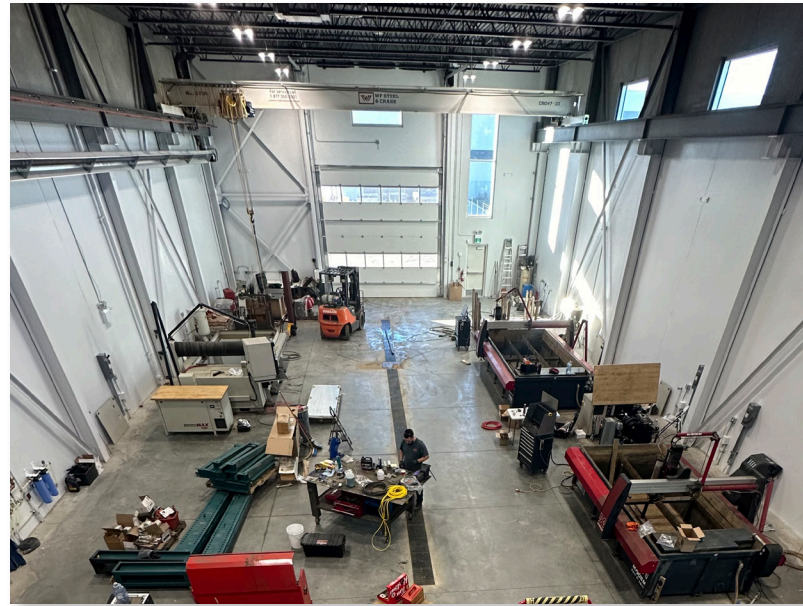
# INTERIOR FEATURES // 7071 107 Ave SE



Features:

// Top left, office reception area.

// Top right, lunch area.



// Bottom left and right, warehouse and bay area.

*\*Sample development based on adjacent unit\**



# LOCATION

Located in SE Calgary, Point Trotter Industrial Park district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **YYC4 Amazon, Dawn Foods (Canada) Ltd., Havco Energy Solutions Inc., Westside Truck & Trailer Repair LTD. and many more.**



## Drive Times:

Deerfoot Trail SE: **10 minutes**  
Glenmore Trail SE: **12 minutes**  
Calgary Airport: 25 **minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Auto Route

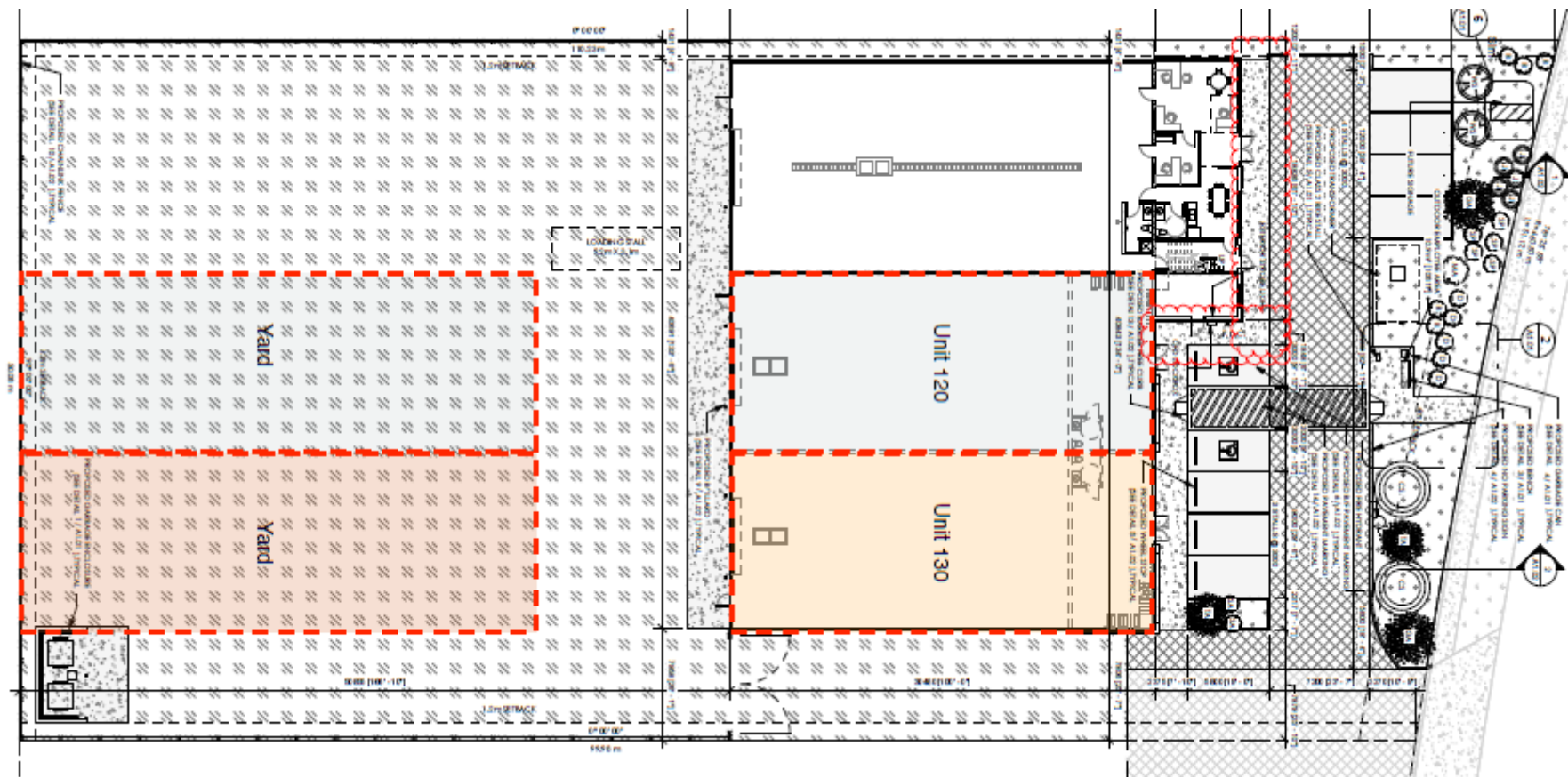


fuel / charging  
stations

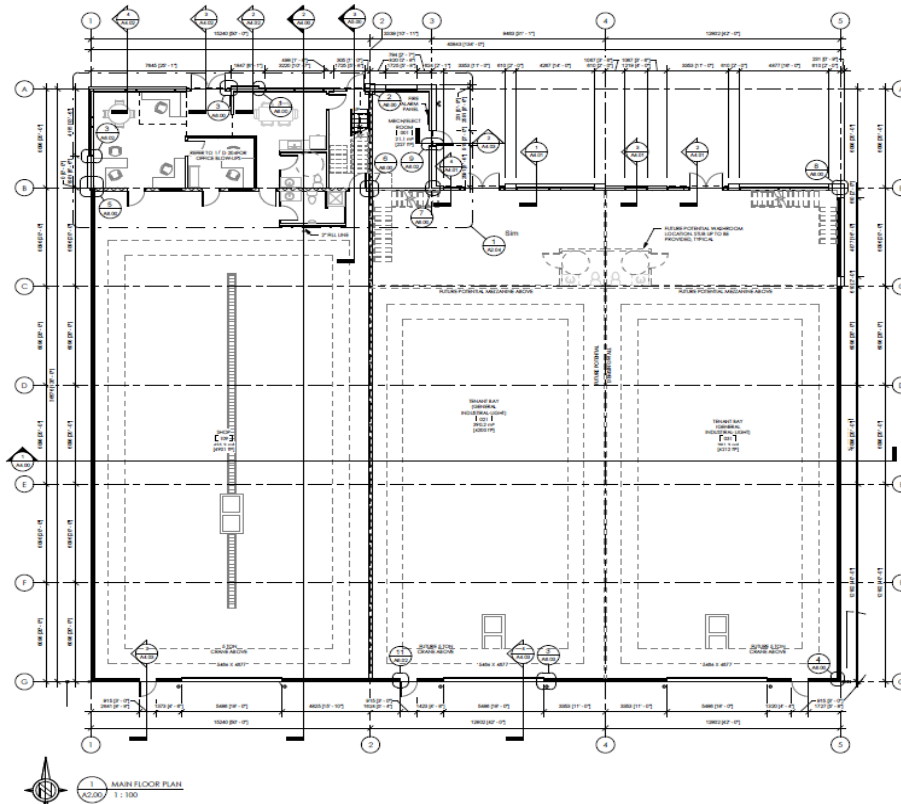


Prime Industrial  
park location

# SITE PLANS



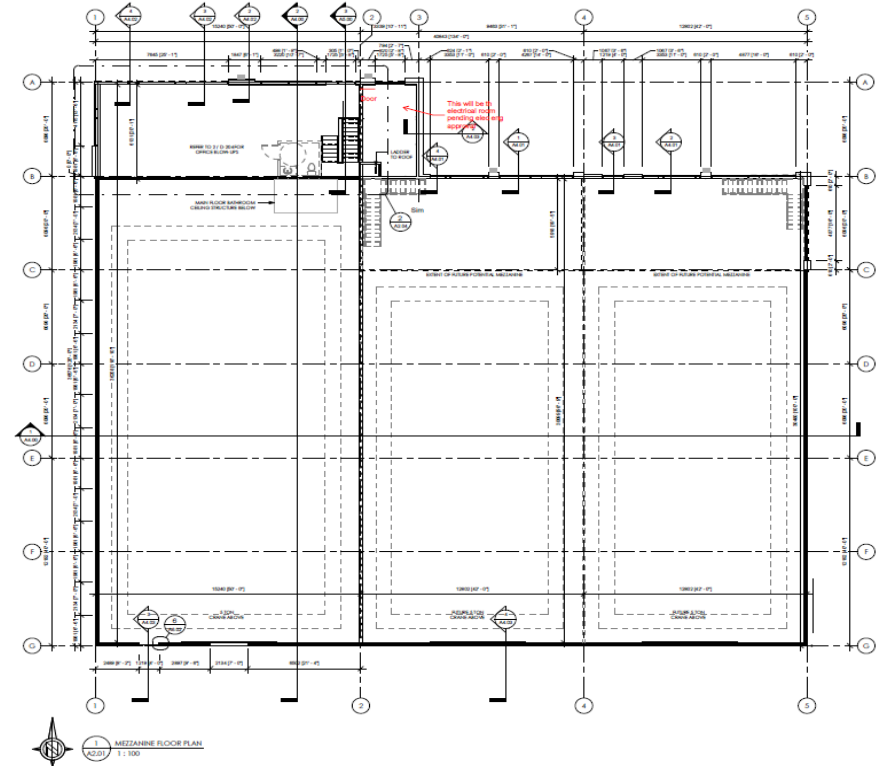
# FLOOR PLANS



**Main Floor**

Bay 120: Total floor plan area is 5,032 SF. The warehouse or main floor is 3,360 sq ft and the office area is 840 SF and the mezzanine on the second floor is 832 SF.

Bay 130: Total floor plan area is 5,045 SF. The warehouse or main floor is 3,360 sq ft and the office area is 852 SF and the mezzanine on the second floor is 845 SF.



**Mezzanine (second floor)**





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