



New A-Class Industrial Development  
// Secure Storage Yard Options  
Drive-Through Loading  
Only 3 Units Remaining

# FOR LEASE

**Essex Business & Transportation Park  
7350 – 108 Ave SE (West Building) Calgary**



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# PROPERTY HIGHLIGHTS



## ESSEX Business and Transportation Park

Essex Lease Financial Corporation has been providing financial services to business owners for over 35 years. The company has a strong relationship with the transportation industry by providing services such as equipment financing, asset-based lending, truck & trailer storage, equipment rentals, and business insurance. In recent years, the owners of Essex have been active in successful commercial developments throughout Western Canada. Essex Park is a 39-acre park which is home to Essex HQ at 10768-74th Street SE.

**Essex Park has a ± 20-acre storage yard to provide trailer, truck, and business materials storage to its clients and partners on a short or long-term basis.**

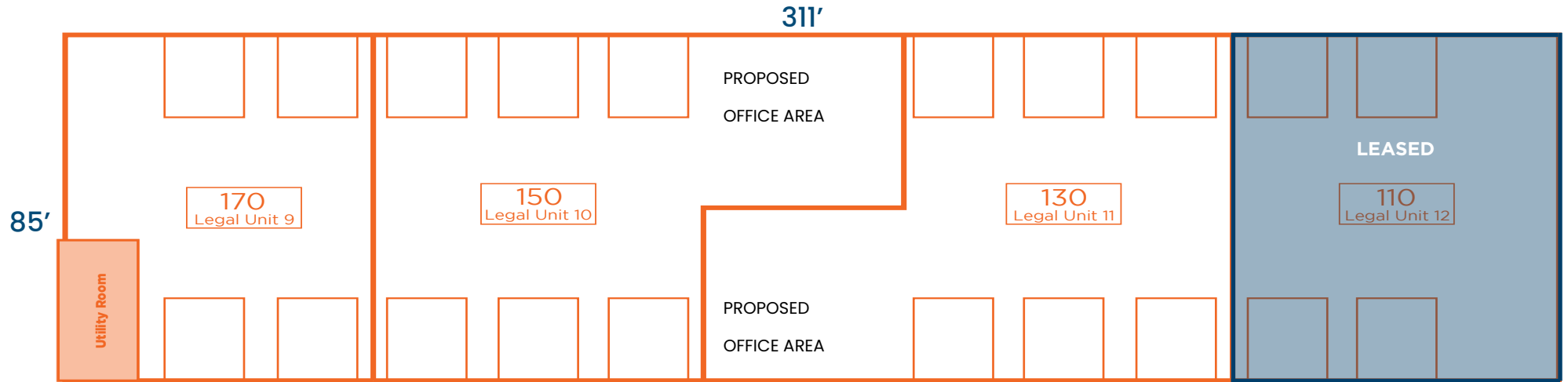
**Essex Park is transportation industry friendly and offers attractive storage yard optionality.**

## PROPERTY OVERVIEW • BLDG 7350

<b>Address:</b>	7350 - 108 Ave SE (West Building)
<b>Zoning:</b>	Industrial General (I-G)
<b>Building SF:</b>	30,138 SF
<b>Unit Size Range:</b>	5,842 SF/9,0425 SF up to 23,927 SF
<b>Number of Units:</b>	4 (3 units available & 1 unit Leased)
<b>Loading:</b>	Drive-Through Doors (16' x 16')
<b>Clear height:</b>	23' Clear to Sprinkler
<b>Power:</b>	347/600 Volt, 3 Phase, 200 Amp /Unit
<b>Heating:</b>	Radiant Heat (warehouse) 1 RTU / Unit (office)
<b>Sprinklers:</b>	K25 Conventional
<b>Parking:</b>	Ample Parking & Storage Yard Options
<b>Lighting:</b>	LED Lighting
<b>Availability:</b>	Ready for Fixturing



# Unit Plans // 7350 – 108 Ave SE (West Building)



MAIN LEVEL: 25,088 SF  
MEZZANINE: 5,050 SF  
TOTAL SIZE: 30,138 SF

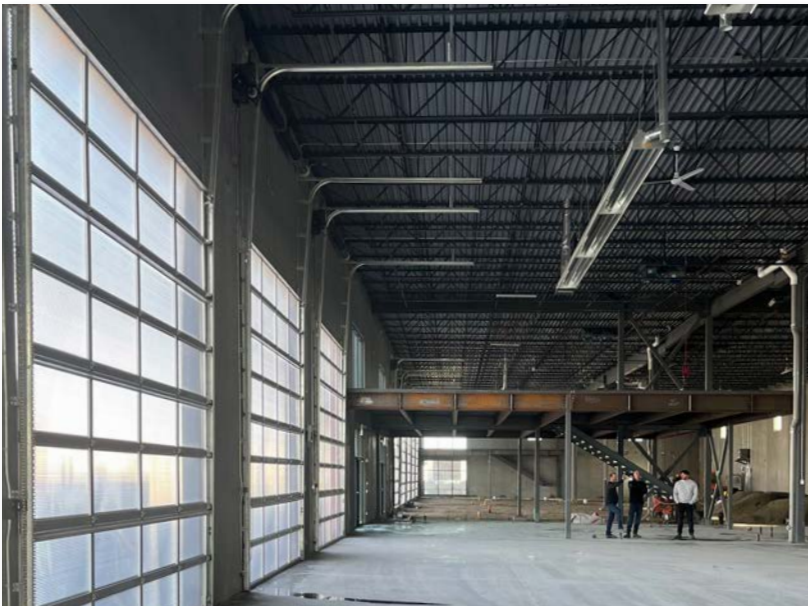
## FULL BUILDING LEASE OPPORTUNITY

	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2025)	DRIVE-THROUGH
UNIT 170	<b>5,843</b>	4,999	844	Market	\$6.50 PSF	4 DI (2 Drive-thrus)
UNIT 150	<b>9,042</b>	7,361	1,681	Market	\$6.50 PSF	6 DI (3 Drive-thrus)
UNIT 130	<b>9,042</b>	7,361	1,681	Market	\$6.50 PSF	6 DI (3 Drive-thrus)
LEASED UNIT 110	<b>6,212</b>	5,368	844	Market	TBD	4 DI (2 Drive-thrus)

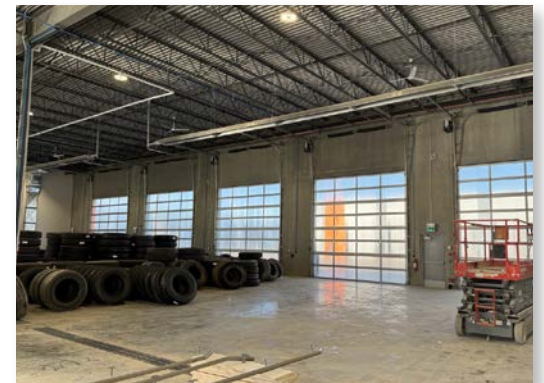
\*Square footages are approximations and subject to verification.  
\*\* Tenant improvement packages available and negotiable.  
\*\*\* Units available for Lease or Sale.



# PROPERTY FEATURES // 7350 – 108 Ave SE (West Building)



- Essex Business & Transportation Park is a 39-Acre business park which has expanded to include three (3) industrial buildings which are now available for fixturing. This is a pre-cast concrete construction project.
- Essex Park offers ownership and lease opportunities for businesses that require proper marshalling for commercial vehicles, large drive-in and/or drive-through loading doors, and available storage yard in the Essex Storage Yard on a short or long-term basis.
- A variety of unit sizes remain available. Units can be purchased or leased.
- Site provides excellent access to Glenmore Trail, Deerfoot Trail, 114th Avenue SE, Stoney Ring Road, & Highway 22X. The park is in close proximity to CP intermodal yard, Amazon's newly constructed fulfillment centre, and all manner of food & amenities.
- Tenant improvement packages available and negotiable.
- Over 20 acres of secure storage yard to accommodate trailer and equipment.
- Over 100 passenger vehicle parking stalls on site.
- Listing Brokerage will provide a proposal template on request. Landlord will respond with base rent structure.



# PROPERTY FEATURES // 7350 – 108 Ave SE (West Building)





# LOCATION

Located in SE Calgary, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **CP Rail Yard , Amazon Distribution Centre and Essex Financial Corporation.**



## Drive Times:

**Deerfoot Trail SE:** 10 minutes

**Stoney Trail:** 5 minutes

**Calgary Airport:** 29 minutes

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location



# SITE PLAN // ESSEX BUSINESS & TRANSPORTATION PARK



**7350**

3 UNITS AVAILABLE  
& 1 UNIT LEASED

**7420**

FULLY LEASED

**7470**

1 UNIT REMAINING

**ESSEX  
STORAGE YARD**  
#20 ACRES

**ESSEX LEASE**  
FINANCIAL CORPORATION

108 Avenue SE





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