

**CDNGLOBAL<sup>®</sup>**

# New A-Class Industrial Development w/ Storage Yard Options Available



**FOR LEASE | ESSEX BUSINESS & TRANSPORTATION PARK**  
7350, 7420, 7470 108 AVENUE SE, CALGARY, AB

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Project by:





### **Yard ± 20 Acres**

- Fenced storage yard
- Yard lighting
- Yard entry code & gate
- Video-monitored, electrified parking negotiable



### **Loading**

- Drive-thru loading (16'x16')



### **Drainage**

- Trench with sump



### **Clear Height**

- 23' clear to sprinklers



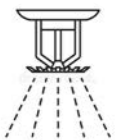
### **Power**

- 347/600 Volt, 3 phase
- 200 Amps per unit



### **Heating**

- Radiant heat (warehouse) and 1 RTU (office) per unit



### **Sprinklers**

- K25 - conventional



### **Scale**

- Access to commercial scale



### **Lighting**

- LED



### **Availability**

- Now Available

## **THE ESSEX PARK STORY**

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 32-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.

Immediately adjacent to the Essex storage yard is the 9-acre site where construction has commenced on the expansion of Essex Business & Transportation Park. This expansion includes the development of 3 industrial buildings totaling 92,894 SF with units ranging from 5,393 SF up to full building ownership opportunities of 31,485 SF. These units are available for sale on a strata-titled basis, or they can be leased.

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



# FOR LEASE | ESSEX BUSINESS & TRANSPORTATION PARK

## BUILDING 7350 (WEST)

• <b>ZONING:</b>	Industrial General (I-G)
• <b>BUILDING SF</b>	30,138 SF
• <b>UNIT SIZE RANGE:</b>	5,842 SF up to 30,138 SF
• <b>NUMBER OF UNITS:</b>	4
• <b>LOADING:</b>	10 Drive-Thru Doors (16' x 16')
• <b>CLEAR HEIGHT:</b>	23' Clear to Spinkler
• <b>POWER:</b>	347/600 Volt, 3 Phase, 200 Amp Per Unit
• <b>HEATING:</b>	Radiant Heat (warehouse) and 1 RTU (office) Per Unit
• <b>SPRINKLERS:</b>	K25 Conventional
• <b>PARKING:</b>	Single Row Parking
• <b>LIGHTING:</b>	LED Lighting
• <b>AVAILABILITY:</b>	Now Available

## BUILDING 7420 (MIDDLE)

• <b>ZONING:</b>	Industrial General (I-G)
• <b>BUILDING SF</b>	30,140 SF
• <b>UNIT SIZE RANGE:</b>	5,842 SF up to 30,140 SF
• <b>NUMBER OF UNITS:</b>	4
• <b>LOADING:</b>	10 Drive-Thru Doors (16' x 16')
• <b>CLEAR HEIGHT:</b>	23' Clear to Spinkler
• <b>POWER:</b>	347/600 Volt, 3 Phase, 200 Amp Per Unit
• <b>HEATING:</b>	Radiant Heat (warehouse) and 1 RTU (office) Per Unit
• <b>SPRINKLERS:</b>	K25 Conventional
• <b>PARKING:</b>	Single Row Parking
• <b>LIGHTING:</b>	LED Lighting
• <b>AVAILABILITY:</b>	Now Available

## BUILDING 7470 (EAST)

• <b>ZONING:</b>	Industrial General (I-G)
• <b>BUILDING SF</b>	28,997 SF
• <b>UNIT SIZE RANGE:</b>	5,393 SF up to 28,997 SF
• <b>NUMBER OF UNITS:</b>	4
• <b>LOADING:</b>	10 Drive-in Doors (16' x 16')
• <b>CLEAR HEIGHT:</b>	23' Clear to Spinkler
• <b>POWER:</b>	347/600 Volt, 3 Phase, 200 Amp Per Unit
• <b>HEATING:</b>	Radiant Heat (warehouse) and 1 RTU (office) Per Unit
• <b>SPRINKLERS:</b>	K25 Conventional
• <b>PARKING:</b>	Single Row Parking
• <b>LIGHTING:</b>	LED Lighting
• <b>AVAILABILITY:</b>	Now Available

# FOR LEASE |

## ESSEX BUSINESS & TRANSPORTATION PARK

### HIGHLIGHTS & AMENITIES

- Essex Business & Transportation Park is a 32-Acre business park which is expanding to include three (3) industrial buildings which are now available for fixturing. This is a pre-cast concrete construction project.
- Essex Park will offer 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. At this time, the Essex Storage Yard is being expanded by an additional 10.45 acres and this new section of yard is ready for occupancy.
- Each unit includes (16'x16' Ft.) drive-in loading doors, radiant heat, 1 RTU per unit, K25 sprinklers, 23'Ft. clear ceiling height, sump, and an opportunity for mezzanine office or storage.
- A variety of unit sizes available. Multiple contiguous units can be purchased or leased. Full building opportunities exist subject to availability.
- 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.
- Access to commercial scale for occupants of Essex Park.
- Essex Park units are now available for Lease or Sale. Please contact the listing agents for leasing details.
- Tenant improvement packages available and negotiable.
- Over 100 parking stalls on site.

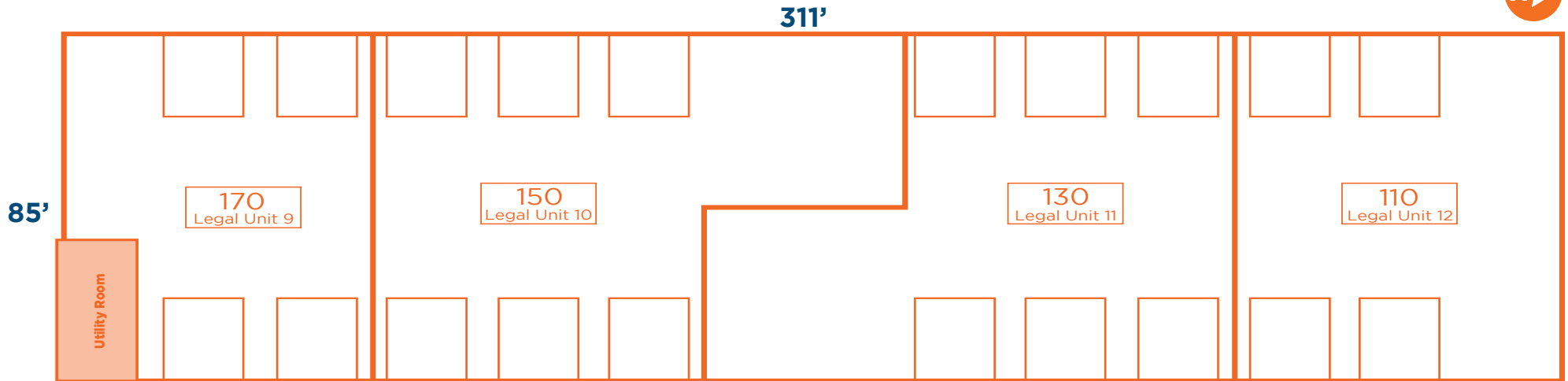






# 7350 108 AVENUE SE (WEST)

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



## Full Building Lease Opportunity

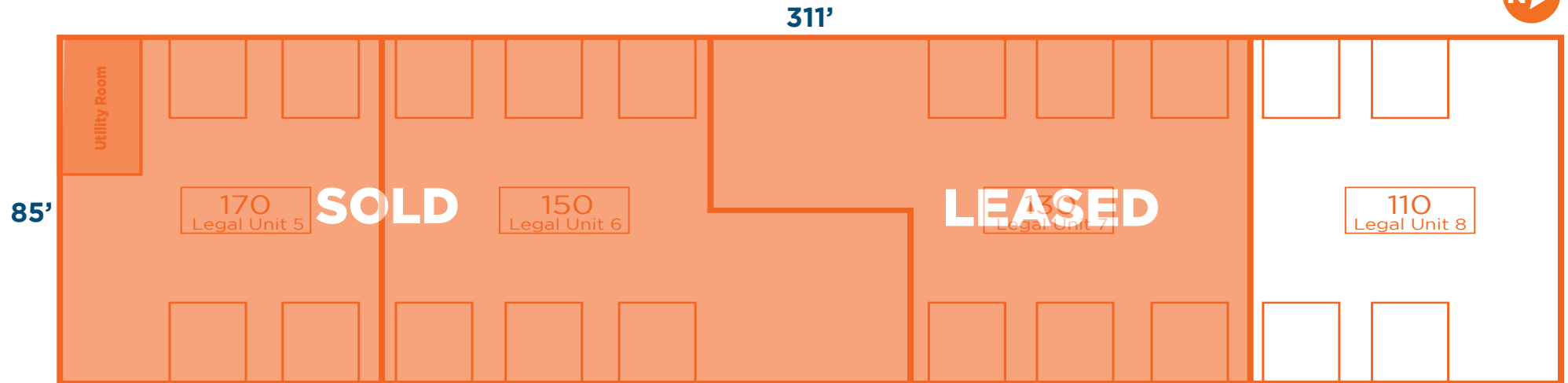
	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2023)	LOADING
UNIT 170	5,843	4,999	844	Market	TBD	4 DI (2 Drive-thrus)
UNIT 150	9,042	7,361	1,681	Market	TBD	6 DI (3 Drive-thrus)
UNIT 130	9,042	7,361	1,681	Market	TBD	6 DI (3 Drive-thrus)
UNIT 110	6,212	5,368	844	Market	TBD	4 DI (2 Drive-thrus)

\*Square footages are approximations and subject to verification.

\*\* Tenant improvement packages available and negotiable.

# 7420 108 AVENUE SE (MIDDLE)

MAIN LEVEL: 25,090 SF  
MEZZANINE: 5,050 SF  
TOTAL SIZE: 30,140 SF



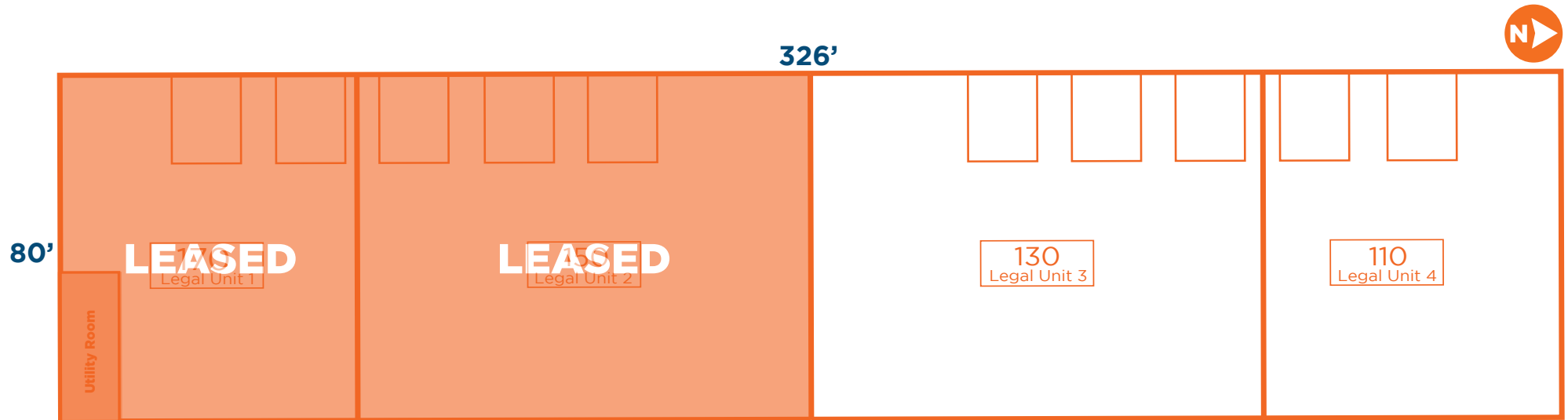
	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2023)	LOADING
UNIT 170	<b>5,841</b>	4,998	844	SOLD	TBD	4 DI (2 Drive-thrus)
UNIT 150	<b>9,040</b>	7,359	1,681	SOLD	TBD	6 DI (3 Drive-thrus)
UNIT 130	<b>9,041</b>	7,360	1,681	LEASED	TBD	6 DI (3 Drive-thrus)
UNIT 110	<b>6,214</b>	5,370	844	Market	TBD	4 DI (2 Drive-thrus)

\*Square footages are approximations and subject to verification.

\*\* Tenant improvement packages available and negotiable.

# 7470 108 AVENUE SE (EAST)

MAIN LEVEL: 25,153 SF  
MEZZANINE: 3,844 SF  
TOTAL SIZE: 28,997 SF



	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2023)	LOADING
UNIT 170	<b>5,393</b>	4,659	734	Leased	TBD	2 DI
UNIT 150	<b>8,913</b>	7,725	1,188	Leased	TBD	3 DI
UNIT 130	<b>8,913</b>	7,725	1,188	Market	TBD	3 DI
UNIT 110	<b>5,778</b>	5,044	734	Market	TBD	2 DI

\*Square footages are approximations and subject to verification.

\*\* Tenant improvement packages available and negotiable.

# SITE PLAN | ESSEX BUSINESS & TRANSPORTATION PARK





ESSEX  
STORAGE YARD  
±20 ACRES

7350

7420

7470

129'

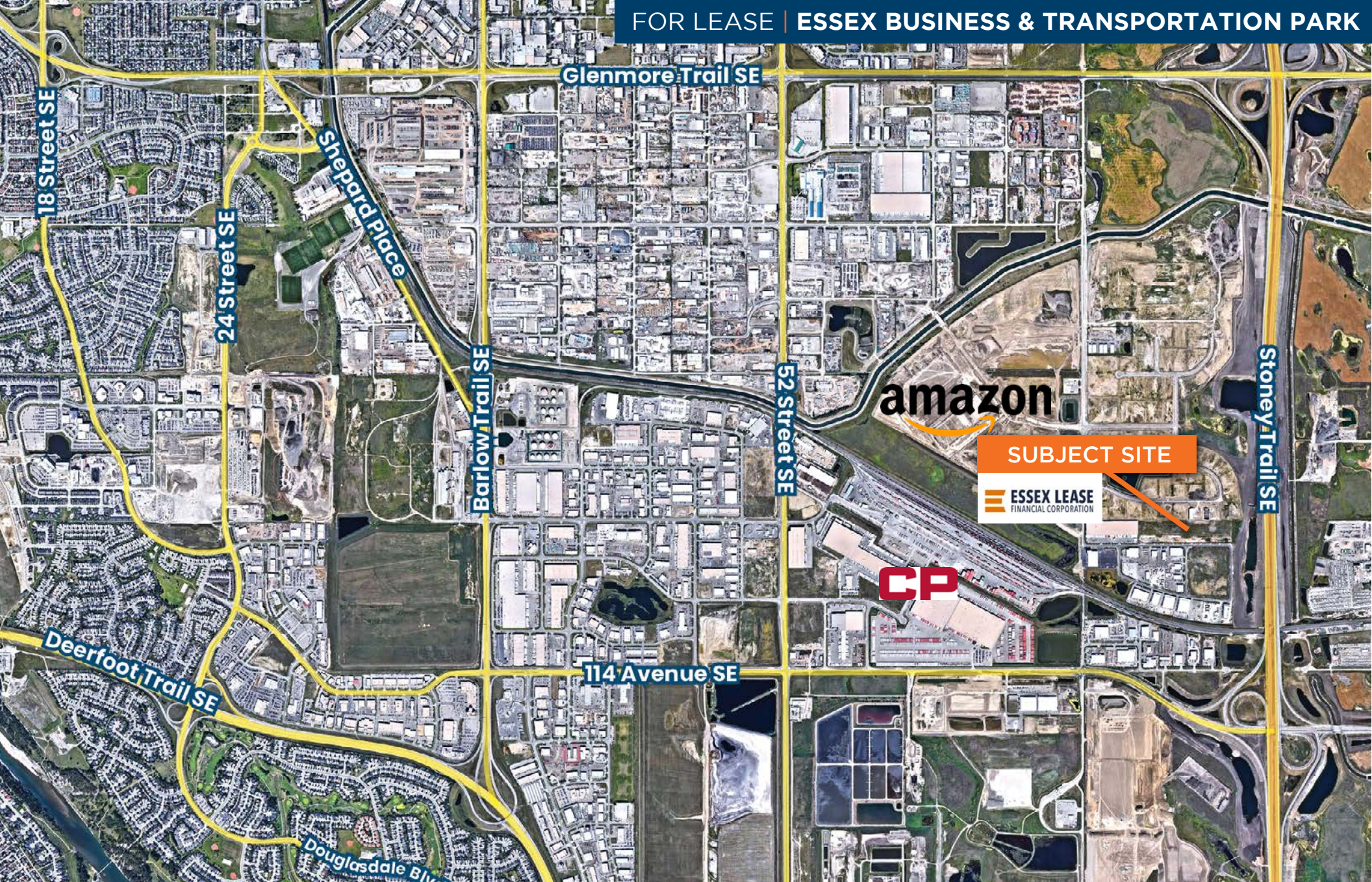
129'

108 Avenue SE

74 Street SE

 **ESSEX LEASE**  
FINANCIAL CORPORATION

Essex Storage Yard  
±20 Acres



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