

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

FOR LEASE

7071 107 Ave SE, Calgary, AB



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Commercial Real Estate Advisors

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 ft² 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

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

Bay 120

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

Bay 130

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

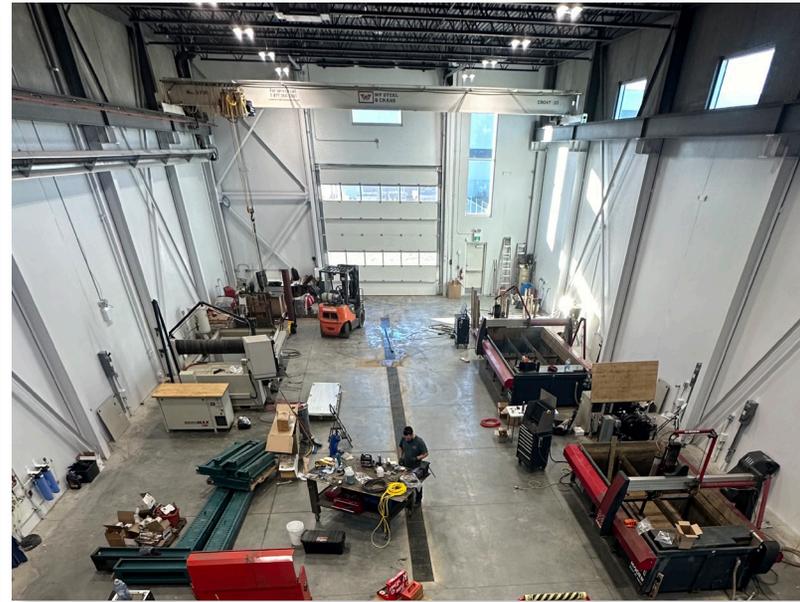
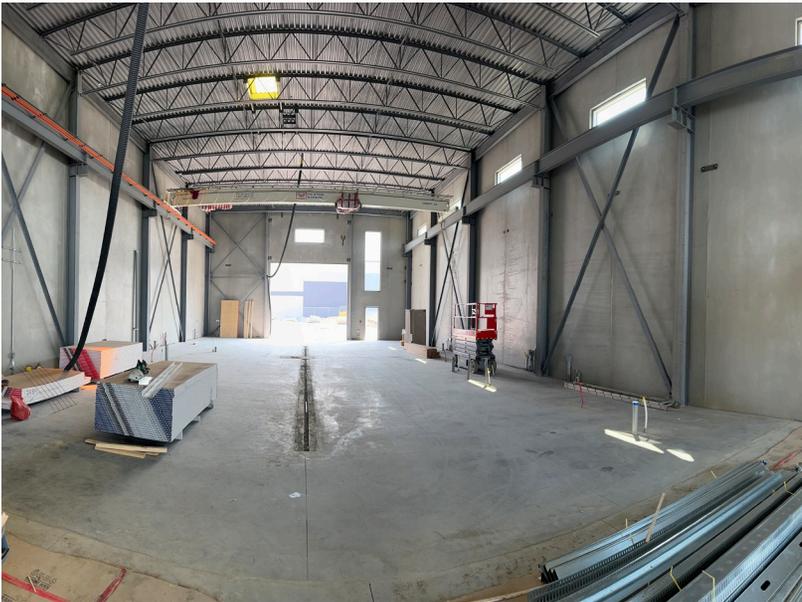
INTERIOR FEATURES // 7071 107 Ave SE



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

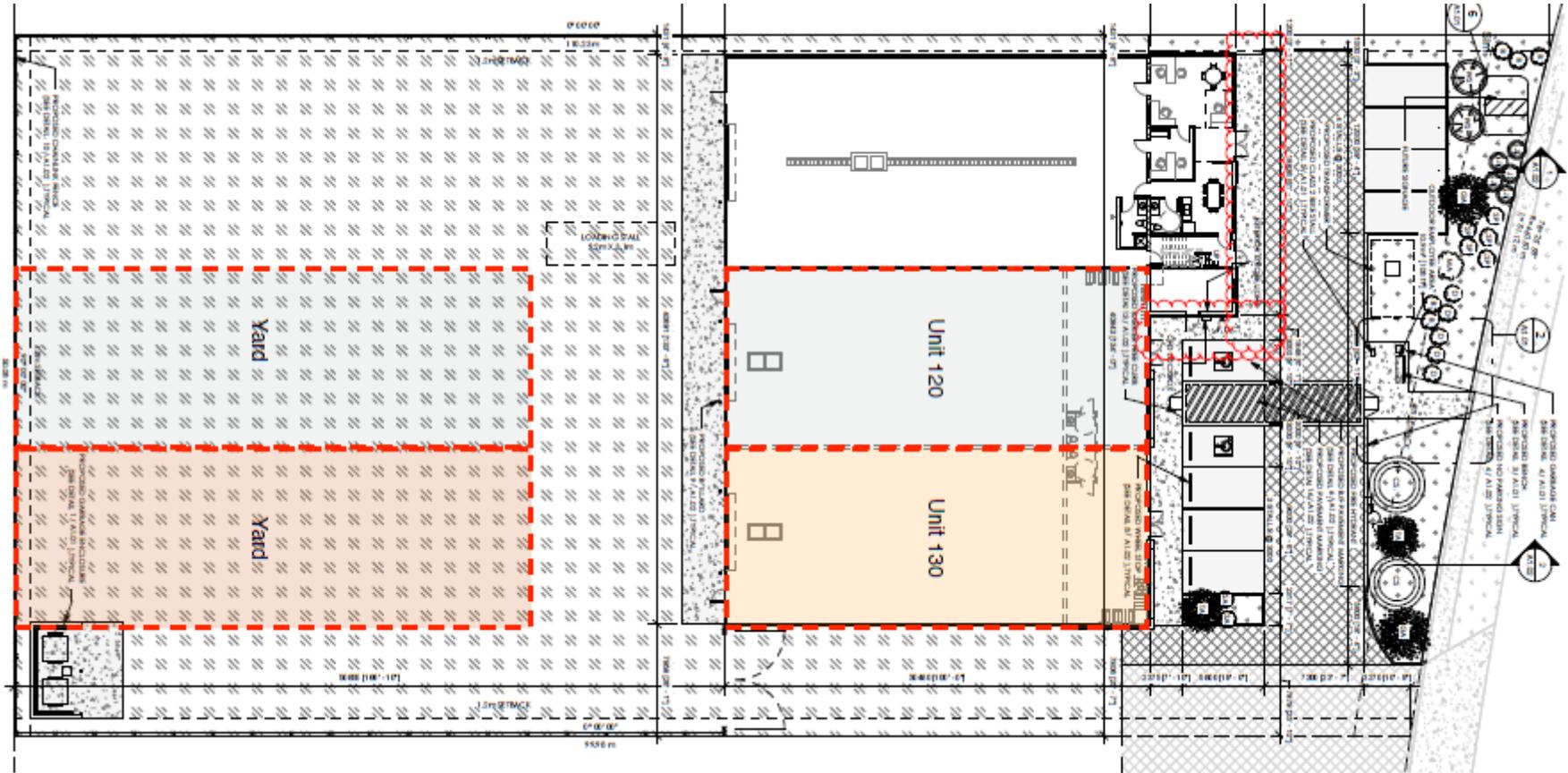


fuel / charging stations

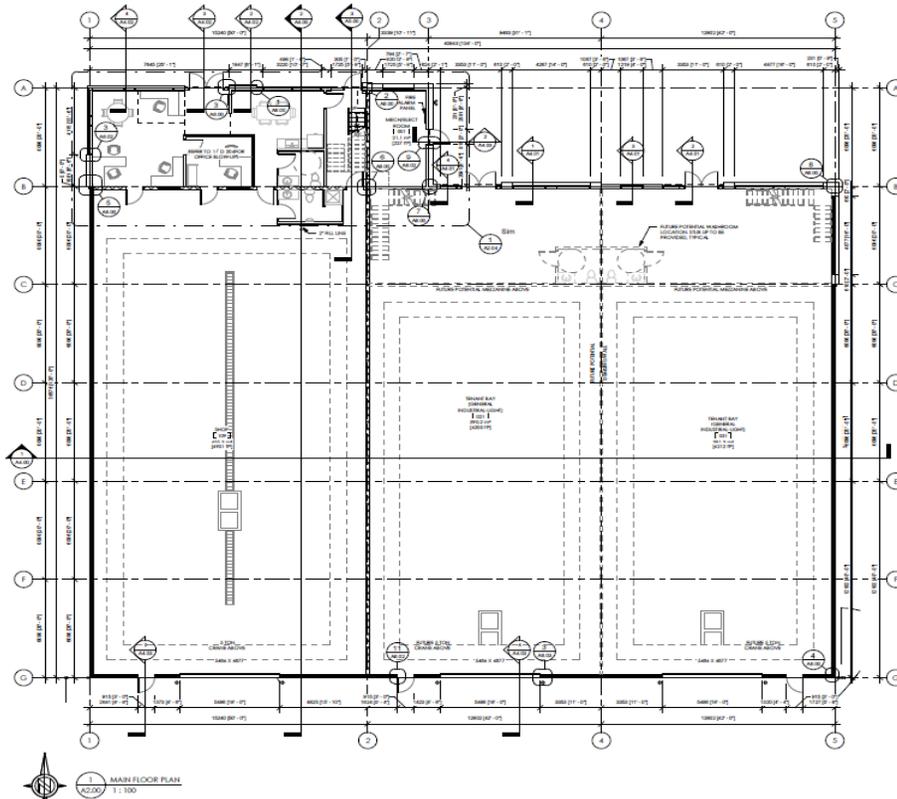


Prime Industrial park location

SITE PLANS



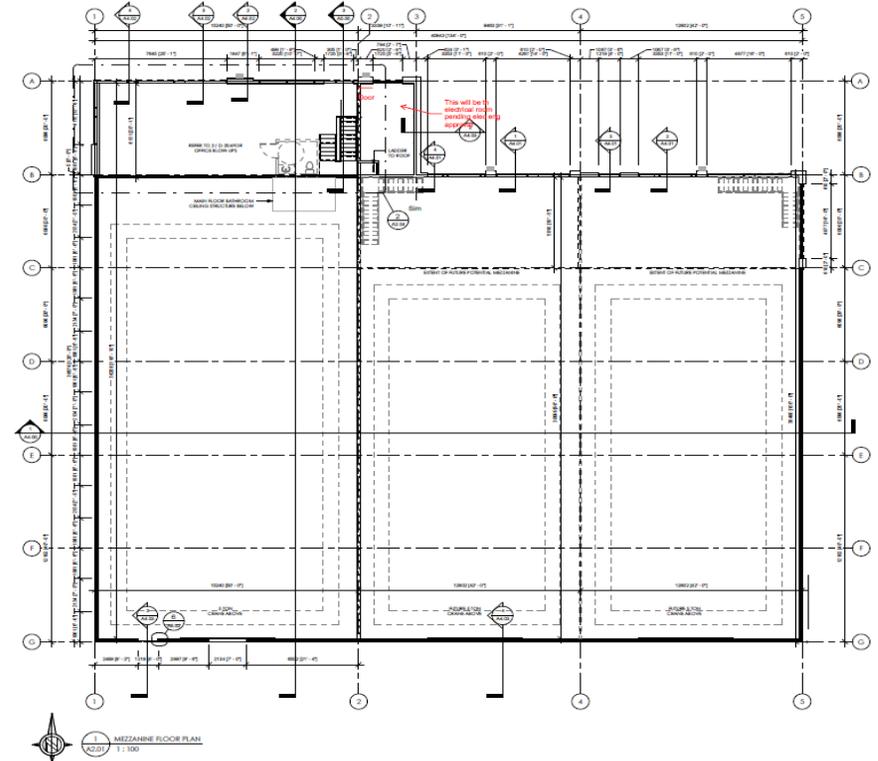
FLOOR PLANS



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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