



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**



Jeff Keet, B.COMM Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President | Associate, Industrial Sales & Leasing
403.714.2803 | pcunningham@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Avenue SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

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.

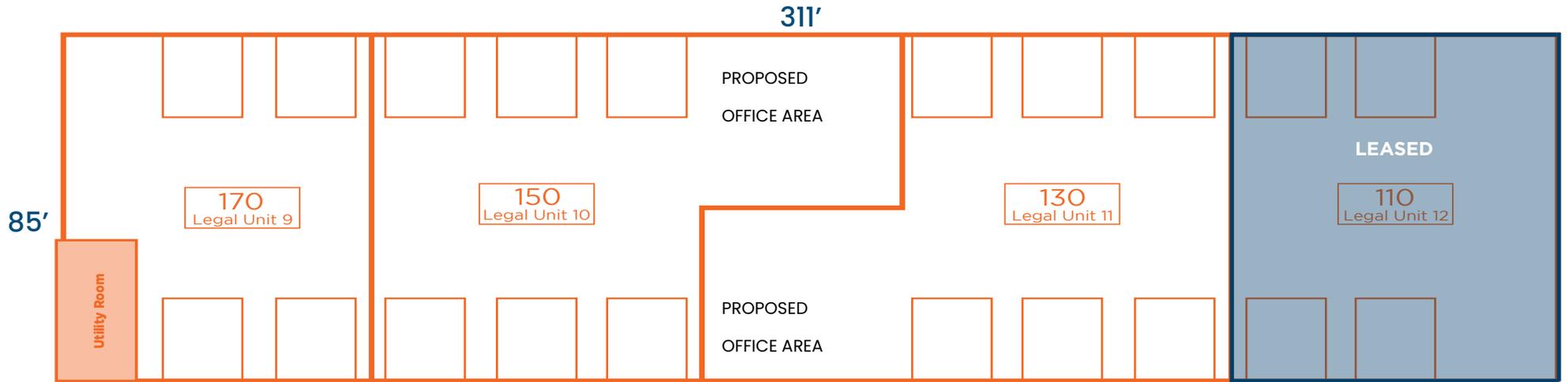
Essex Park is transportation industry friendly and offers attractive storage yard optionality.

PROPERTY OVERVIEW • BLDG 7350

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



Unit Plans // 7350 - 108 Ave SE (West Building)



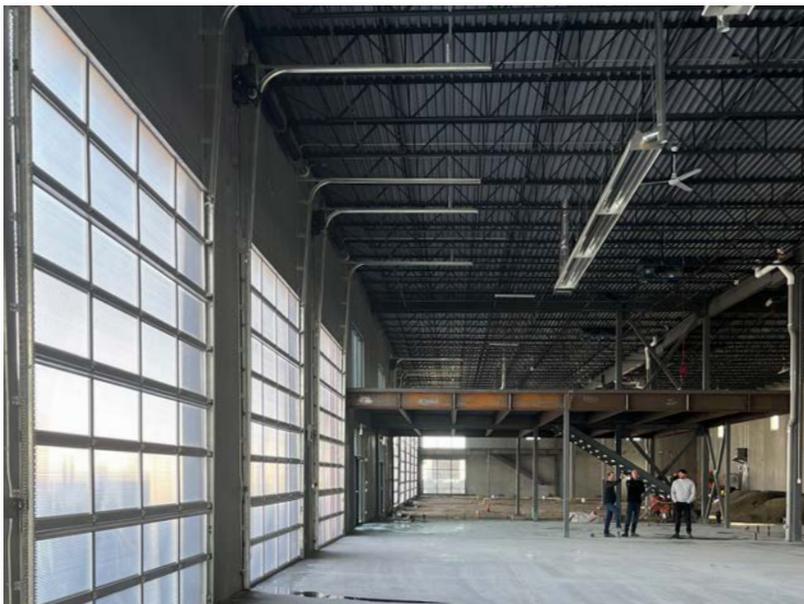
MAIN LEVEL: 25,088 SF
 MEZZANINE: 5,050 SF
 TOTAL SIZE: 30,138 SF

FULL BUILDING LEASE OPPORTUNITY

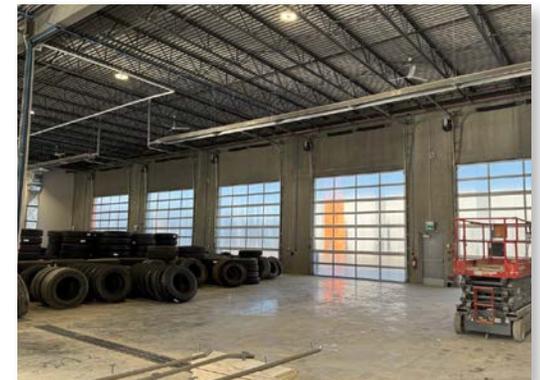
	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2025)	DRIVE-THROUGH
UNIT 170	5,843	4,999	844	Market	\$6.50 PSF	4 DI (2 Drive-thrus)
UNIT 150	9,042	7,361	1,681	Market	\$6.50 PSF	6 DI (3 Drive-thrus)
UNIT 130	9,042	7,361	1,681	Market	\$6.50 PSF	6 DI (3 Drive-thrus)
LEASED UNIT 110	6,212	5,368	844	Market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

*Square footages are approximations and subject to verification.
 ** Tenant improvement packages available and negotiable.
 *** 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



108 Avenue SE



Jeff Keet, B.COMM

Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President,

Associate, Industrial Sales & Leasing
403.714.2803 | pcunningham@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects.

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors