



New A-Class Industrial Development
Secure Storage Yard Options
3 Drive-In Loading Doors // 8,913 SF

FOR LEASE

Essex Business & Transportation Park
7470 – 108 Ave SE (East Building) Calgary
Last Unit in East Building



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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 7470

Address:	7470 - 108 Ave SE (East Building)
Zoning:	Industrial General (I-G)
Building SF:	28,997 SF
Unit Size:	8,913 SF
Number of Units:	1 Unit Remaining
Loading:	3 Drive-In 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 // 7470 - 108 Ave SE (East Building)



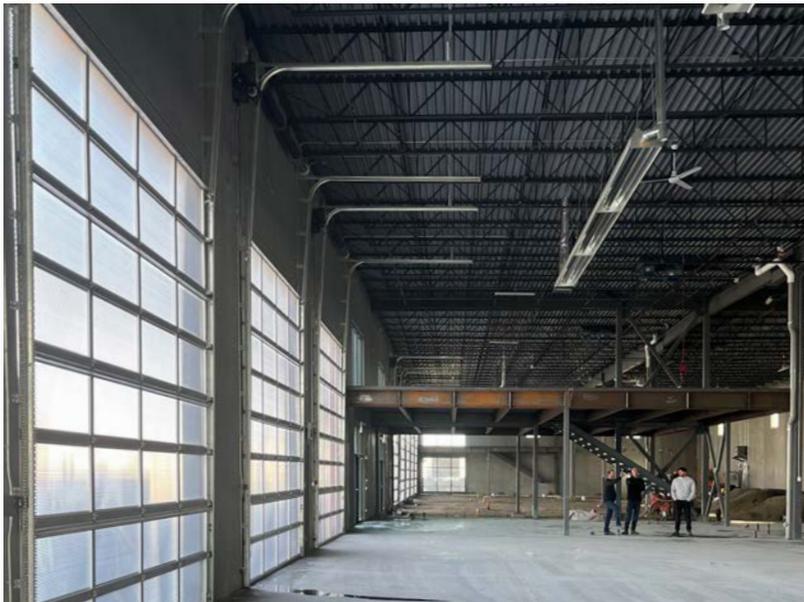
TOTAL SIZE: 8,913 SF

FULL BUILDING LEASE OPPORTUNITY

	TOTAL SF	SHOP SF	MEZZ. SF	BASE RENT	OP COST (EST. 2025)	DRIVE-IN
UNIT 170	5,393	4,659	734	LEASED	\$6.50 PSF	2 DI
UNIT 150	8,913	7,725	1,188	LEASED	\$6.50 PSF	3 DI
UNIT 130	8,913	7,725	1,188	Market	\$6.50 PSF	3 DI
UNIT 110	5,788	5,044	734	LEASED	\$6.50 PSF	2 DI

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

PROPERTY FEATURES // 7470 - 108 Ave SE (East 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 // 7470 - 108 Ave SE (East 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



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