



FOR LEASE | ESSEX BUSINESS & TRANSPORTATION PARK

7350, 7420, 7470 108 AVENUE SE, CALGARY, AB

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Project by:





Yard ± 20 Acres
Essex Storage Yard



Loading
Drive-in 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
Q4 2023

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)

- **ZONING:** Industrial General (I-G)
- **BUILDING SF** 31,485 SF
- **UNIT SIZE RANGE:** 5,843 SF up to 31,485 SF
- **NUMBER OF UNITS:** 4
- **LOADING:** 10 Drive-Thru Doors (16' x 16')
- **CLEAR HEIGHT:** 23' Clear to Spinkler
- **POWER:** 347/600 Volt, 3 Phase, 200 Amp Per Unit
- **HEATING:** Radiant Heat (warehouse) and 1 RTU (office) Per Unit
- **SPRINKLERS:** K25 Conventional
- **PARKING:** Single Row Parking
- **LIGHTING:** LED Lighting
- **AVAILABILITY:** Q4 2023

BUILDING 7420 (MIDDLE)

- **ZONING:** Industrial General (I-G)
- **BUILDING SF** 31,485 SF
- **UNIT SIZE RANGE:** 5,841 SF up to 31,485 SF
- **NUMBER OF UNITS:** 4
- **LOADING:** 10 Drive-Thru Doors (16' x 16')
- **CLEAR HEIGHT:** 23' Clear to Spinkler
- **POWER:** 347/600 Volt, 3 Phase, 200 Amp Per Unit
- **HEATING:** Radiant Heat (warehouse) and 1 RTU (office) Per Unit
- **SPRINKLERS:** K25 Conventional
- **PARKING:** Single Row Parking
- **LIGHTING:** LED Lighting
- **AVAILABILITY:** Q4 2023

BUILDING 7470 (EAST)

- **ZONING:** Industrial General (I-G)
- **BUILDING SF** 29,924 SF
- **UNIT SIZE RANGE:** 5,393 SF up to 29,924 SF
- **NUMBER OF UNITS:** 4
- **LOADING:** 10 Drive-in Doors (16' x 16')
- **CLEAR HEIGHT:** 23' Clear to Spinkler
- **POWER:** 347/600 Volt, 3 Phase, 200 Amp Per Unit
- **HEATING:** Radiant Heat (warehouse) and 1 RTU (office) Per Unit
- **SPRINKLERS:** K25 Conventional
- **PARKING:** Single Row Parking
- **LIGHTING:** LED Lighting
- **AVAILABILITY:** Q4 2023

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 under construction. Completion is expected in the 4th quarter of 2023. 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 will be ready for occupancy in Q4 2023.
- 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 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.

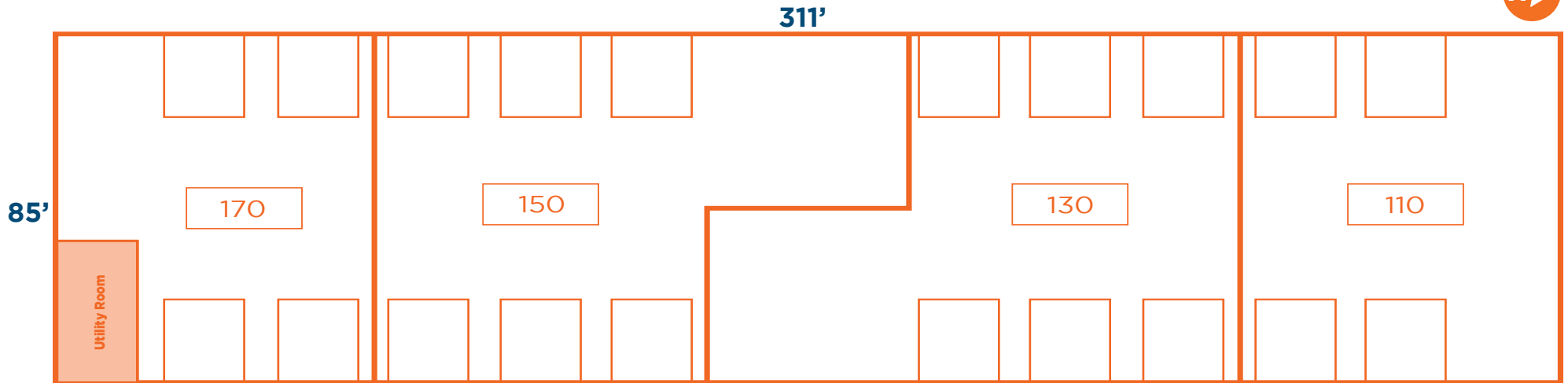






7350 108 AVENUE SE (WEST)

MAIN LEVEL: 26,435 SF
MEZZANINE: 5,050 SF
TOTAL SIZE: 31,485 SF



Full Building Lease Opportunity

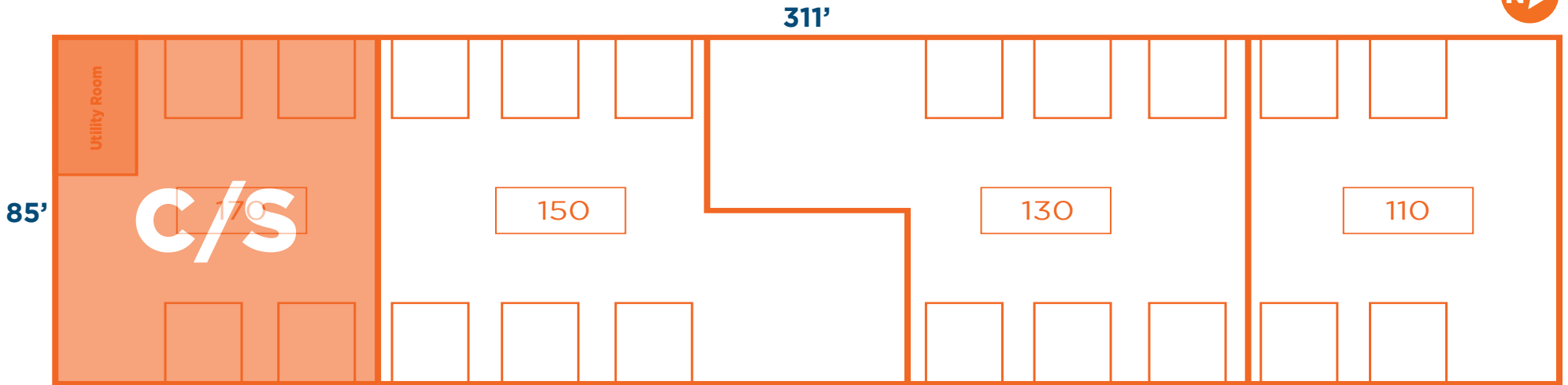
| | TOTAL SF | SHOP SF | MEZZ. SF | BASE RENT | OP COST (EST. 2023) | LOADING |
|----------|--------------|---------|----------|-----------|---------------------|-------------------------|
| UNIT 170 | 5,843 | 4,999 | 844 | Market | TBD | 4 DI (2 Drive-thrus) |
| UNIT 150 | 9,042 | 7,361 | 1,681 | Market | 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: 26,435 SF
MEZZANINE: 5,050 SF
TOTAL SIZE: 31,485 SF



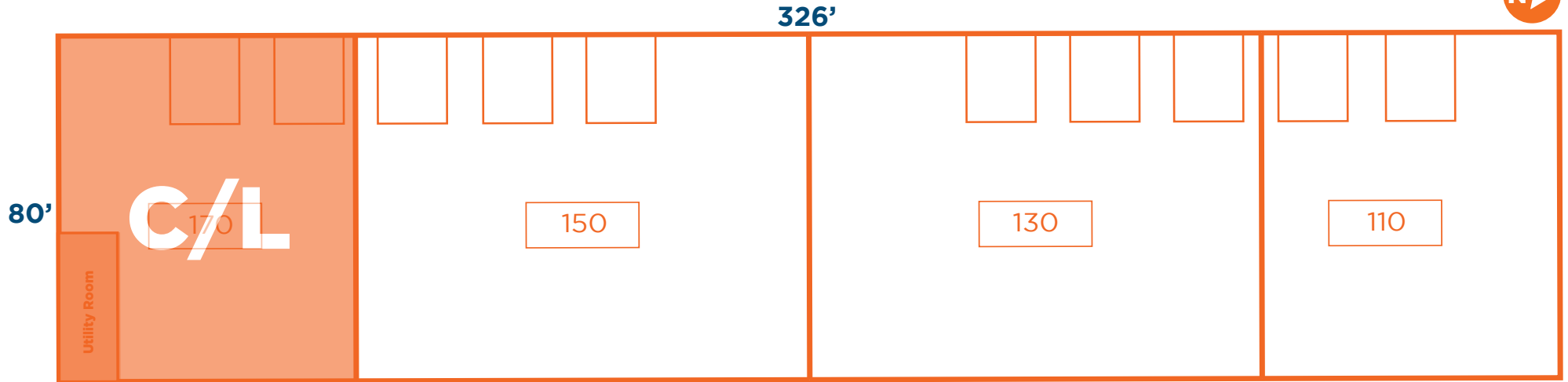
| | TOTAL SF | SHOP SF | MEZZ. SF | BASE RENT | OP COST (EST. 2023) | LOADING |
|----------|--------------|---------|----------|-----------|---------------------|-------------------------|
| UNIT 170 | 5,841 | 4,998 | 844 | C/S | TBD | 4 DI (2 Drive-thrus) |
| UNIT 150 | 9,040 | 7,359 | 1,681 | Market | TBD | 6 DI (3 Drive-thrus) |
| UNIT 130 | 9,041 | 7,360 | 1,681 | Market | TBD | 6 DI (3 Drive-thrus) |
| UNIT 110 | 6,214 | 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: 26,080 SF
 MEZZANINE: 3,844 SF
 TOTAL SIZE: 29,924 SF



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



108 Avenue SE

74 Street SE



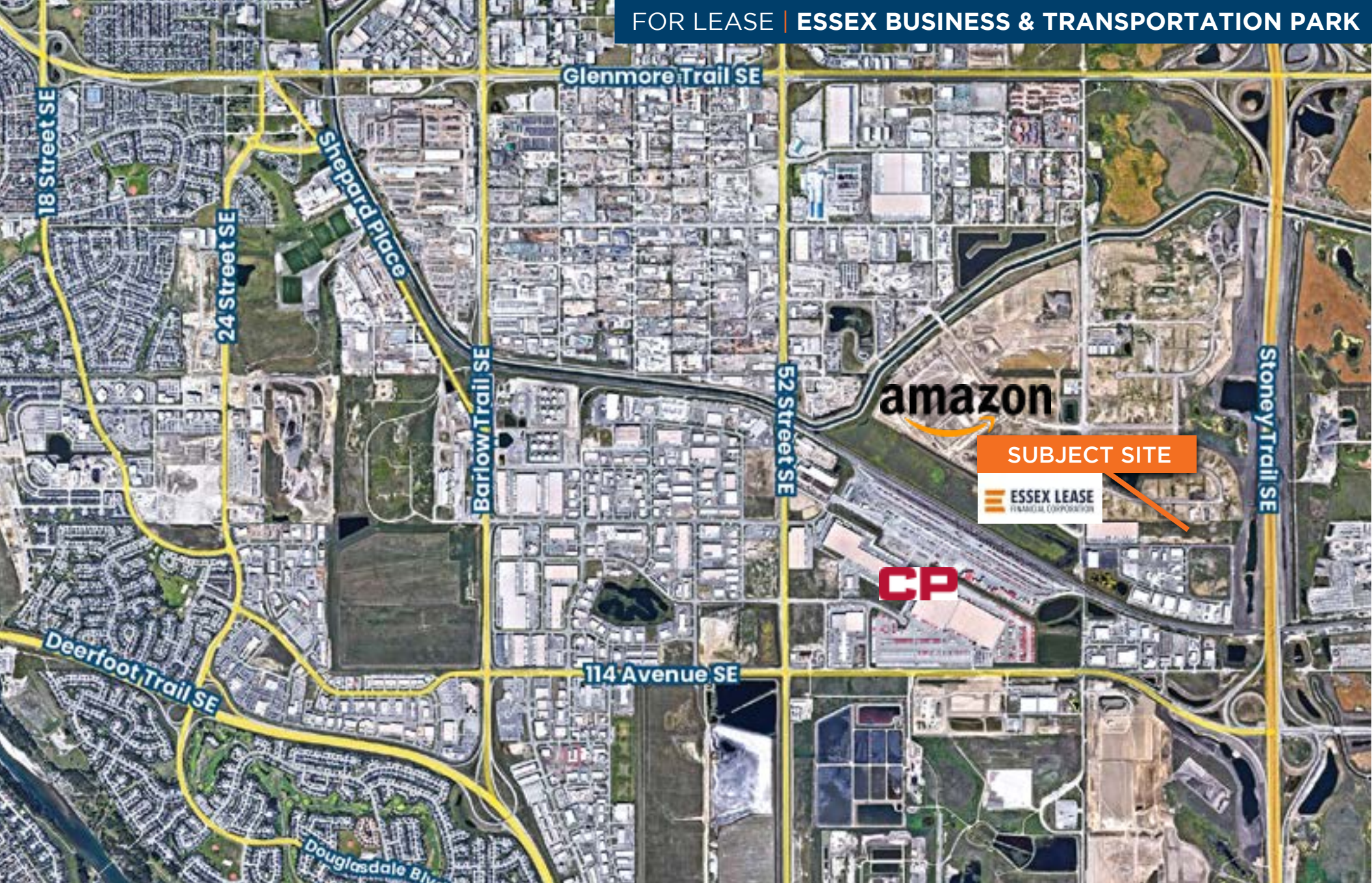
ESSEX STORAGE YARD
±20 ACRES



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