



New A-Class Industrial Development
// Secure Storage Yard Options
Available Drive-Through Loading

FOR LEASE

**Essex Business & Transportation Park
7350 - 108 Ave SE (West Building) Calgary**



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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.

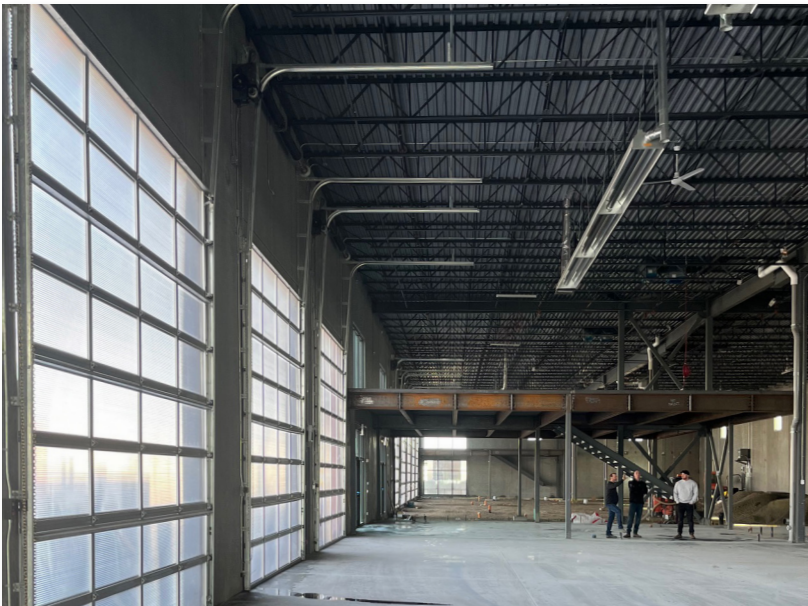
Essex Park is transportation industry friendly and offers attractive storage yard optionality.

PROPERTY OVERVIEW • BLDG 7350

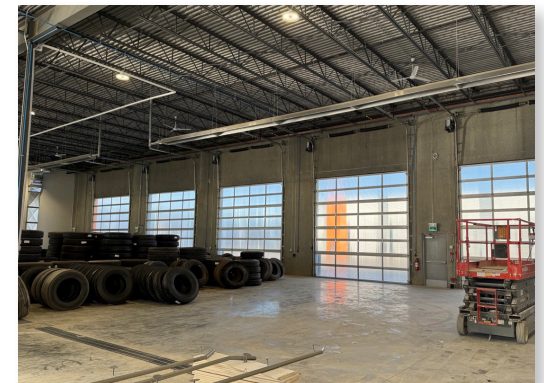
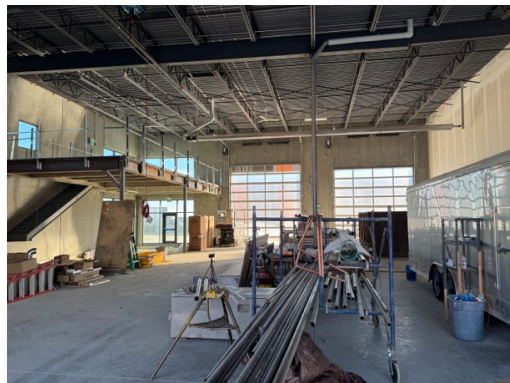
Address:	7350 - 108 Ave SE (West Building)
Zoning:	Industrial General (I-G)
Building SF:	30,138 SF
Unit Size Range:	5,842 SF up to 30,138 SF
Number of Units:	4 (3 units available & 1 unit C/L)
Loading:	10 Drive-Through Doors (16' x 16')
Clear height:	23' Clear to Sprinkler
Power:	347/600 Volt, 3 Phase, 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



PROPERTY FEATURES // 7350 - 108 Ave SE (West Building)



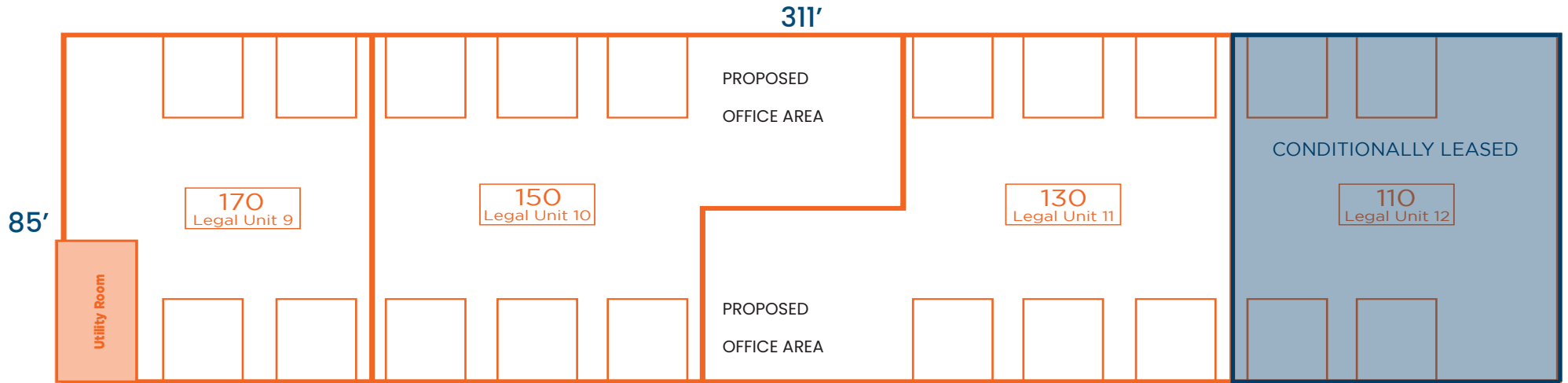
- Essex Business & Transportation Park is a 39-Acre business park which has expanded to include three (3) industrial buildings which are now available for fixturing. This is a pre-cast concrete construction project.
- Essex Park offers ownership and lease opportunities for businesses that require proper 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 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)



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)
c/L 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.

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 C/L

7420
FULLY LEASED

7470
1 UNIT REMAINING

**ESSEX
STORAGE YARD**
#20 ACRES

 **ESSEX LEASE**
FINANCIAL CORPORATION

108 Avenue SE



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