

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 130, 7470 108 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
27231


**MLS ID:**  
A2186085

**\$18**



 **JEFF KEET**

 CDN Global Advisors Ltd.  
 403-531-4336

 130, 7470 108 Avenue SE, Calgary , Alberta T2C 5W3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 193
<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable
<b>Zoning</b> Industrial General	<b>Subdivision</b> Section 23	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2024	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2410787	<b>Building Area (Sq. Ft.)</b> 8043.00
<b>Building Area (Sq. M.)</b> 747.21	<b>Footprint (Sq. Ft.)</b> 7725	<b>Construction Type</b> Concrete
<b>Roof</b> Membrane	<b>Foundation</b> Slab	<b>Cooling</b> Central Air
<b>Heating</b> Natural Gas,Radiant	<b>Lot Features</b> Level,Paved	<b>Access to Property</b> Direct Access,Paved Lane,See Remarks
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister,Condo/Strata Bylaws,Formal Lease

Essex Business & Transportation Park is designed for heavy shop users in industries including but not limited to logistics, maintenance, and mechanical. Essex Park has 3 precast concrete buildings of about 30K SF per building, with optionality for up to 4 units per building. Unit 130, 7470-108th Avenue SE is the last unit remaining in the East Essex building (exposure to Stoney Ring Road SE). Unit 130 in the Ease building is 8,913 SF with 3 \* 16 ft. by 16 ft. drive-in doors (daylight doors), sump trench, 23 ft. clear ceiling height, radiant heat in shop, LED lighting, and K25 conventional sprinklers throughout. Essex is unique as there is 129 feet between the buildings allowing for ample marshalling space for large vehicles & equipment. This is a 39 acre park with over 20 acres available for purpose of storage of tractors/trucks/trailers & equipment. The yard is secure and monitored. Park users can lease yard space on a long term or flexible term basis. The Landlord can complete the tenant build-out based on client specification, including installation of make up air unit. The Base Rent will be negotiated and will be impacted by factors such as build-out costs, lease term, and transaction timing. Project Update: Esses West Building has drive-thru doors and has 3 of 4 units available. The middle building is fully leased with no availability.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.