

131,350 SF  
**FOR SUBLEASE**

**Lead Agents:**

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7405 - 108 AVENUE SE  
**CALGARY, AB**

*BRAND NEW, A-CLASS, FREESTANDING SUBLEASE OPPORTUNITY*



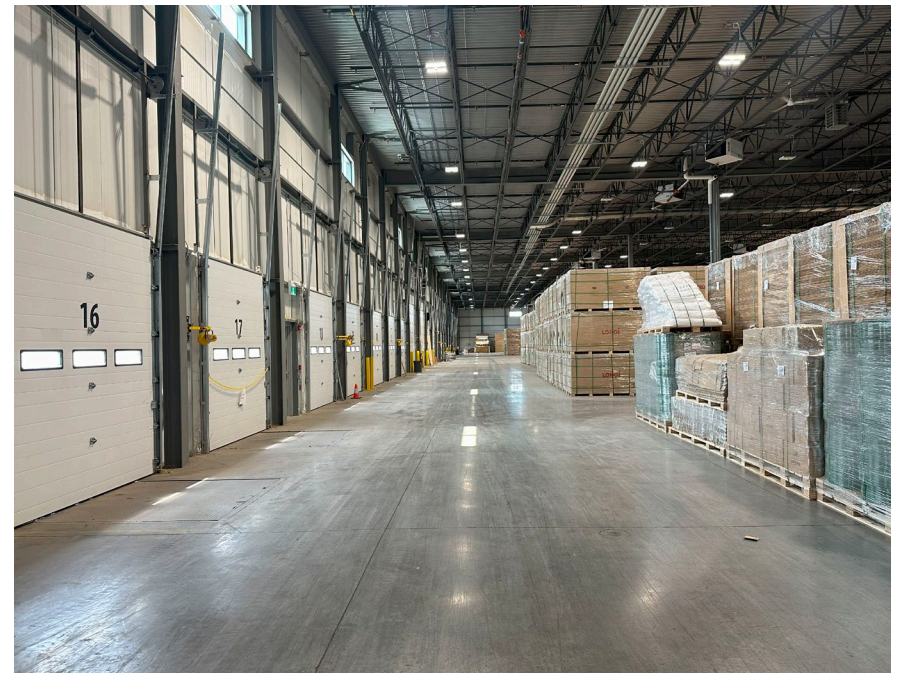
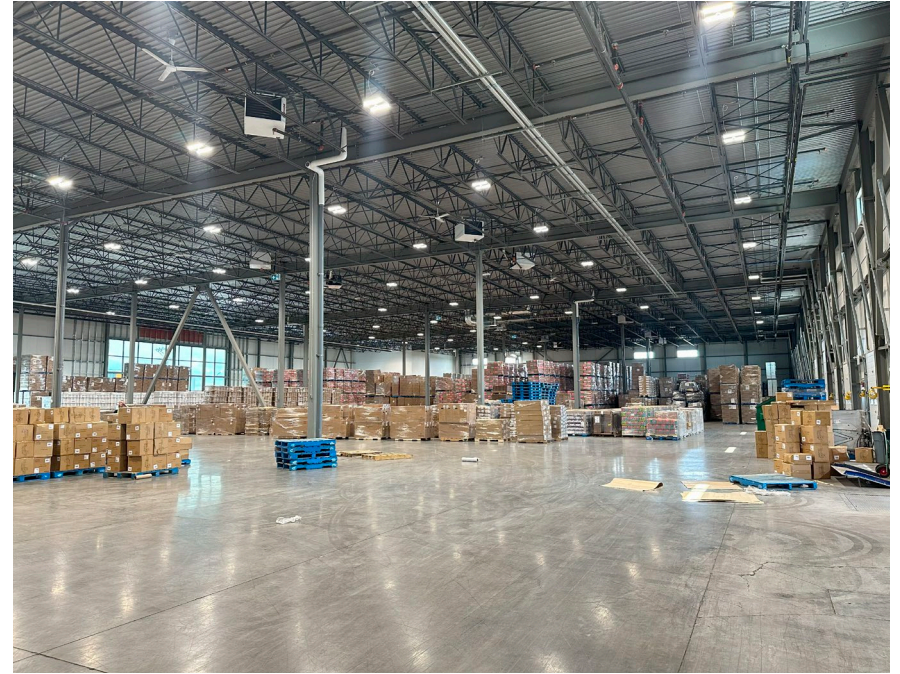
# PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC is pleased to offer the opportunity to sublease 131,350 sf of newly constructed, A-Class industrial warehouse space located at Canal108, 7405 - 108 Avenue SE, Calgary, AB.

<b>Available Area:</b>	± 131,350 sf
<b>Warehouse Area:</b>	± 128,350 sf
<b>Office Area:</b>	± 3,000 sf
<b>Clear Height:</b>	28'
<b>Loading Doors:</b>	27 (9' x 10') docks (manual) 10 (12' x 14') drive-ins (automatic)
<b>Dock Levelers:</b>	40,000 lb capacity (mechanical)
<b>Zoning:</b>	I-G (Industrial General)
<b>Parking:</b>	121 stalls
<b>Power:</b>	Two (2) dedicated 400A, 600V electrical services
<b>Staging Bay Depth:</b>	50'
<b>Building Depth:</b>	185'
<b>Floor Thickness:</b>	7" slab (850 lbs psf load capacity)
<b>Sprinklers:</b>	ESFR
<b>Trailer Parking:</b>	50 trailer stalls at additional cost
<b>Lighting:</b>	LED with motion-sensors

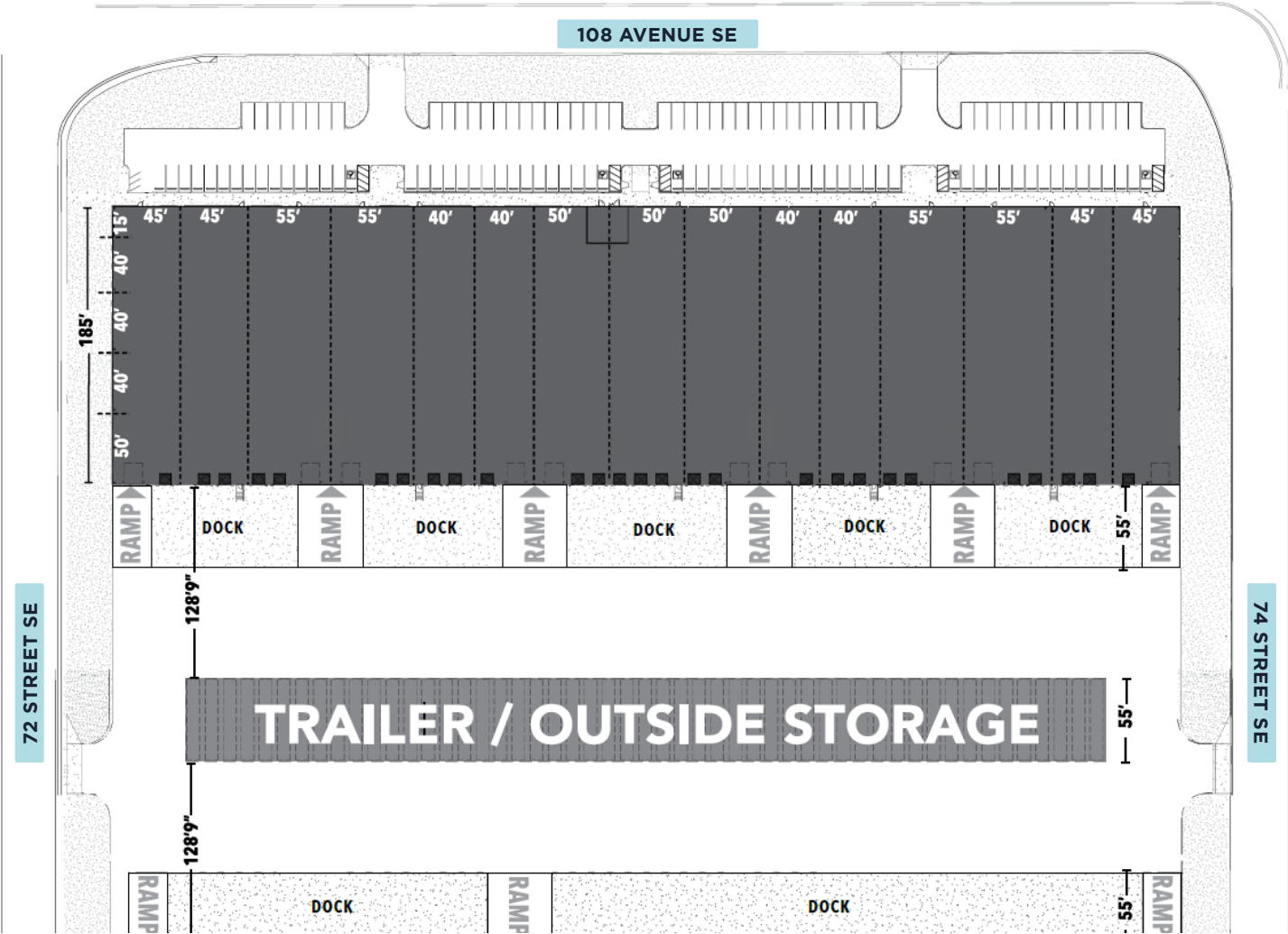
## Sublease Particulars

<b>Sublease Rate:</b>	Contact agents
<b>Operating Costs (2024):</b>	\$4.82 psf
<b>Availability:</b>	30 days notice
<b>Sublease Expiry:</b>	March 30, 2028



# SITE PLAN

## 131,350 SF

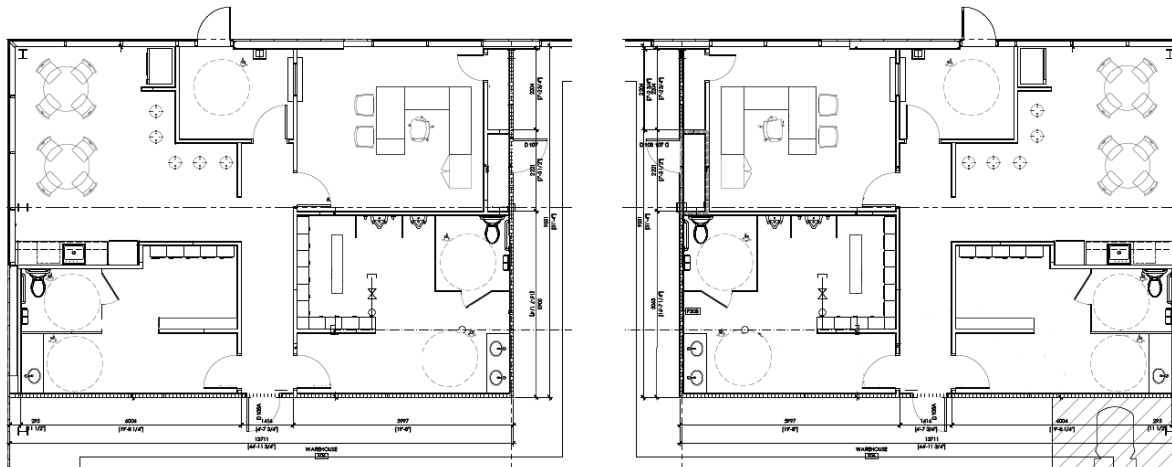


\*Not to scale, not exactly as shown.

# OFFICE LAYOUT

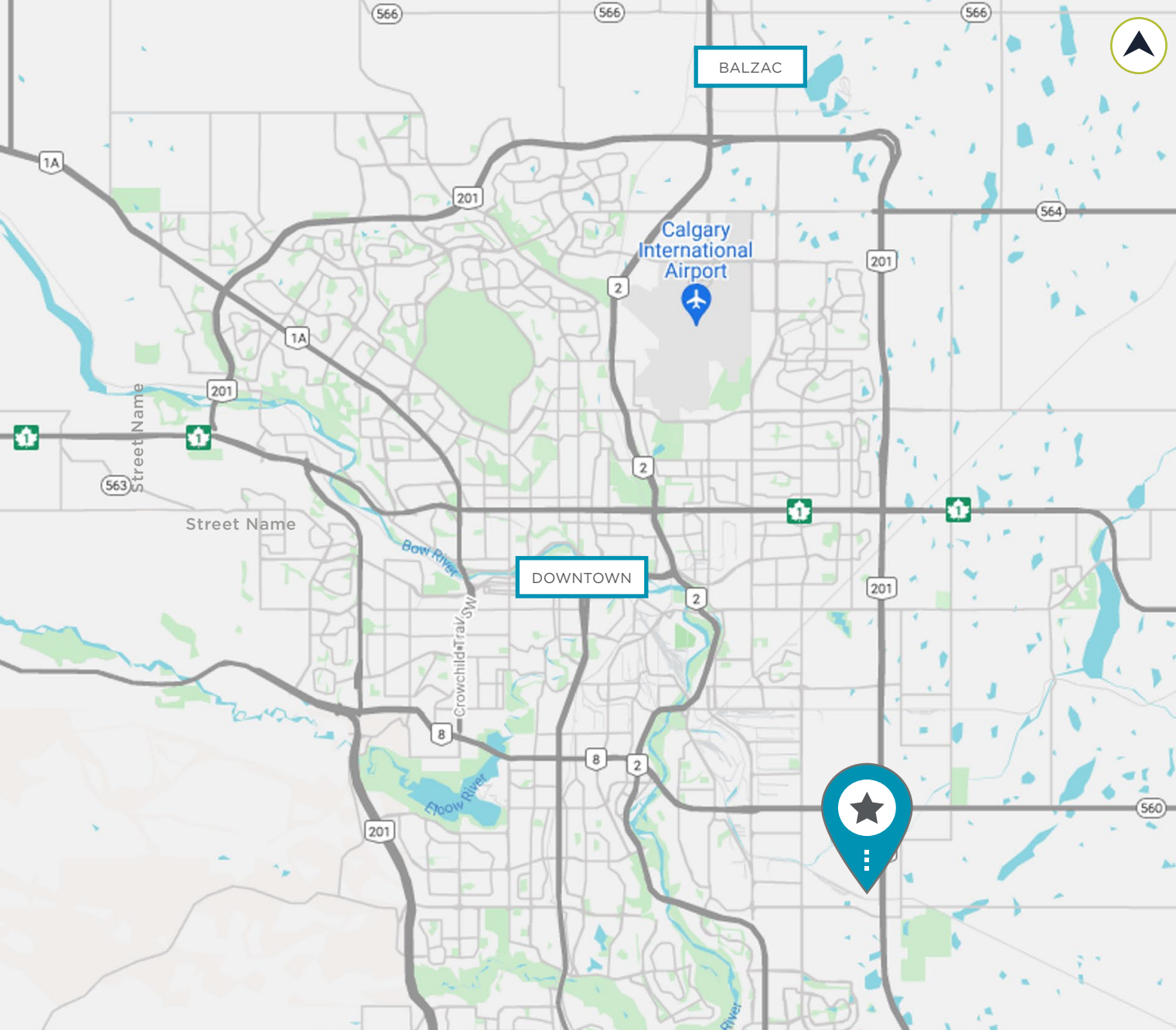
TWO (2) IDENTICAL 1,500 SF OFFICE BUILD-OUTS IN BAYS A & O

- One (1) vestibule entrance
- One (1) dedicated office
- Fully demised from warehouse
- Lunchroom
- Two (2) washrooms
- RTU unit





# AERIALS



**20 MINS**  
TO DOWNTOWN

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**25 MINS**  
TO AIRPORT

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**30 MINS**  
TO BALZAC

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**5 MINS**  
TO STONEY TRAIL

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**10 MINS**  
TO DEERFOOT TRAIL

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**3 MINS**  
TO GLENMORE TRAIL

CORPORATE NEIGHBORS





# CONTACT INFORMATION

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