

FOR LEASE

WAREHOUSING, CROSS DOCK & DISTRIBUTION

7270 106 Avenue SE | Calgary, Alberta

NAI Advent
Commercial Real Estate Services, Worldwide.



18,242 Square Feet

Industrial Space with Dock Loading & Trailer Stall Parking

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Property Highlights

- State-of-the-art cross-dock distribution facility offering modern functionality and strategic location.
- In the heart of a bustling industrial area, this facility is strategically positioned in close proximity to Canadian Pacific intermodal yard and various major developments as part of Point Trotter Industrial park.
- The location offers quick access to 114 Avenue SE, 52 Street and 68 Street SE, and Stoney Trail.
- Solar panels on the roof of the building available to help offset utilities

Building Details

Construction	Insulated metal panels
Loading	13 Dock Doors
Zoning	Industrial General (I-G)
Power	277/480 Volt 800 Amp 3 Phase Service
Lighting	LED Lighting in Warehouse
Ceiling Height	26 Feet (clear)
Parking	Up to 15 trailer stalls (\$200/mo/stall)
Lease Rate	Market
Operating Cost	\$5.80 (est 2023)
Sale Price	Market (Phase 1 & 2)

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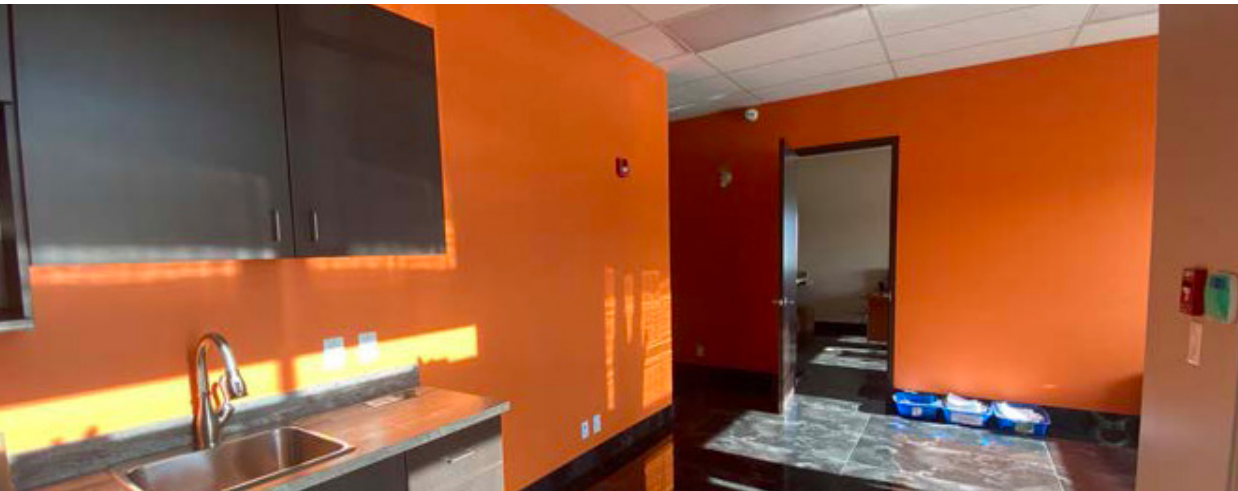
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Additional Details

- Modern clear span cross-docking/distribution facility built in 2021.
- 250' of yard depth from outside dock door to back of site.
- Total square footage is 18,424 SF (floor plate is 17,500 SF).
- Ample parking and storage.

Main Floor Office	924 SF
2nd Floor Office	924 SF
Warehouse	16,576 SF
Total	18,424 SF



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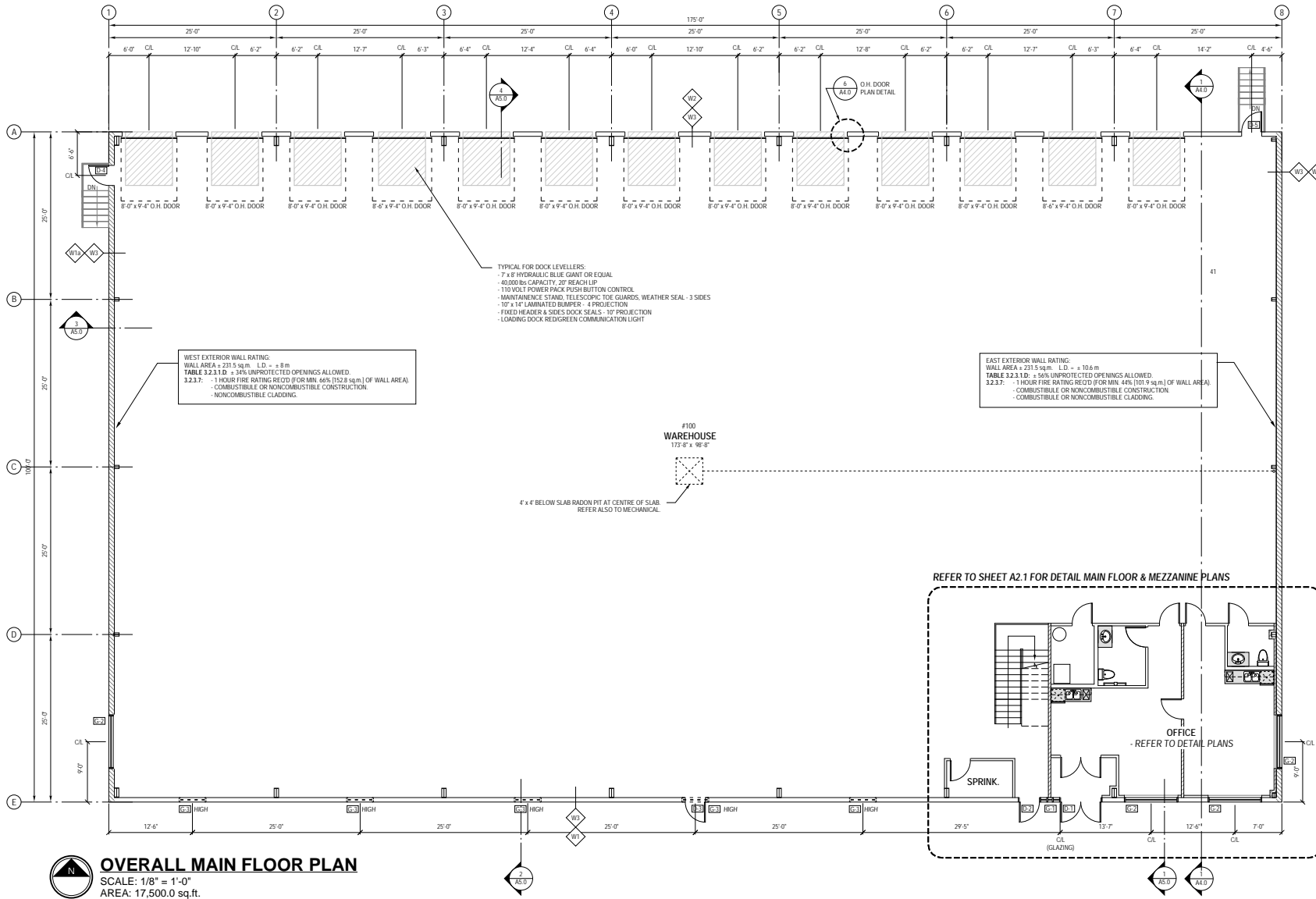
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Overall Main Floor Plan



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