



For Lease Brand-New Warehouse Unit

POINT TROTTER INDUSTRIAL PARK

TOTAL SPACE

10,100 SF

TYPE

A-Class Industrial Warehouse Condo

LEASE RATE

Contact Us

OCCUPANCY

Q1 2026

Set your business up for success in this brand-new, A-class industrial building coming to Calgary's Point Trotter Industrial Park in Q1 2026!

The Western portion of the building is available for lease and offers 10,100 SF of premium space, blending a functional warehouse with customizable office and an undeveloped second floor. Positioned on a fully fenced 0.90-acre lot with excellent yard depth, modern precast construction, and oversized drive-in doors, this property delivers the flexibility and efficiency today's industrial users demand.

Contact us for lease rates, operating costs, and additional information.

PROPERTY OVERVIEW

| | |
|----------------|----------------------------------|
| ADDRESS | 7225 107 Ave SE, Calgary, AB |
| WAREHOUSE | 6,290 SF (Main level) |
| OFFICE | 1,480 SF (Customizable) |
| SECOND LEVEL | 2,100 SF (Undeveloped) |
| LOT SIZE | 0.90 Acre |
| YARD SIZE | 131' deep x 127' wide (fenced) |
| ZONING | Industrial – General |
| LOADING | 2 (18'W x 16'H) Overhead doors |
| CEILING HEIGHT | ±24' |
| POWER | 400 Amp |
| PARKING | 8 Assigned stalls (in front) |
| ROOF | 2ply Torch On |
| CONSTRUCTION | Precast with 2-ply torch-on roof |
| OP COSTS | TBV |

CONTACT US



403-830-0601

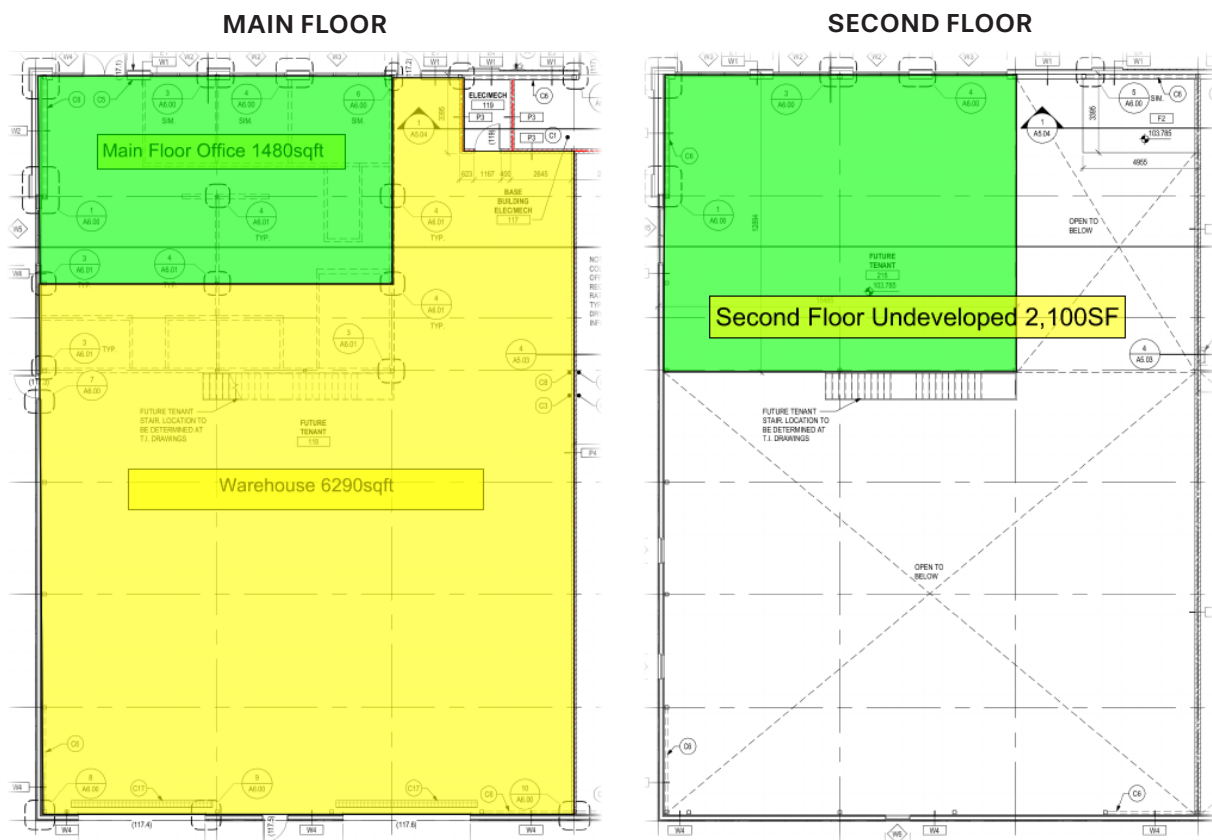


DZUCZEK@DELTASIDING.CA

PROPERTY LOCATION



FLOOR PLANS



DISCLAIMER: ALL MEASUREMENTS AND SIZES ARE APPROXIMATE.