

**FOR SALE**

**WAREHOUSING, CROSS DOCK & DISTRIBUTION**

**7290 106 Avenue SE | Calgary, Alberta**

**NAI Advent**  
Commercial Real Estate Services, Worldwide.



**37,000 Square Feet on 2.26 Acres**

**Various Configurations Available**

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## Property Highlights

- **Class A concrete building.** State-of-the-art distribution facility offering modern functionality and strategic location.
- Solar power ready.
- 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.
- Property is self managed.
- **Additional space at 7270 106 Ave SE, [click for Brochure](#)** ▶▶▶

## Building Details

<b>Construction</b>	Concrete insulated panels
<b>Loading</b>	21 Dock Doors
<b>Zoning</b>	Industrial General (I-G)
<b>Power</b>	347/600 Volt 800 Amp 3 Phase Service
<b>Lighting</b>	LED Lighting in Warehouse
<b>Ceiling Height</b>	26 Feet (clear)
<b>Parking</b>	Up to 15 trailer stalls (negotiable)
<b>Property Taxes</b>	\$84,767.24 (2023)
<b>Sale Price</b>	Market

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### Additional Details

- 120' marshalling area to fenceline.
- Clear span building with concrete insulated panels.
- Property has 21 dock doors. Drive-in loading can be added to the property if required.
- 2,000 SF of developed main level office. The 2nd level of 2,000 SF will be in base building condition and ready for fixturing if required.
- Ample parking and storage.

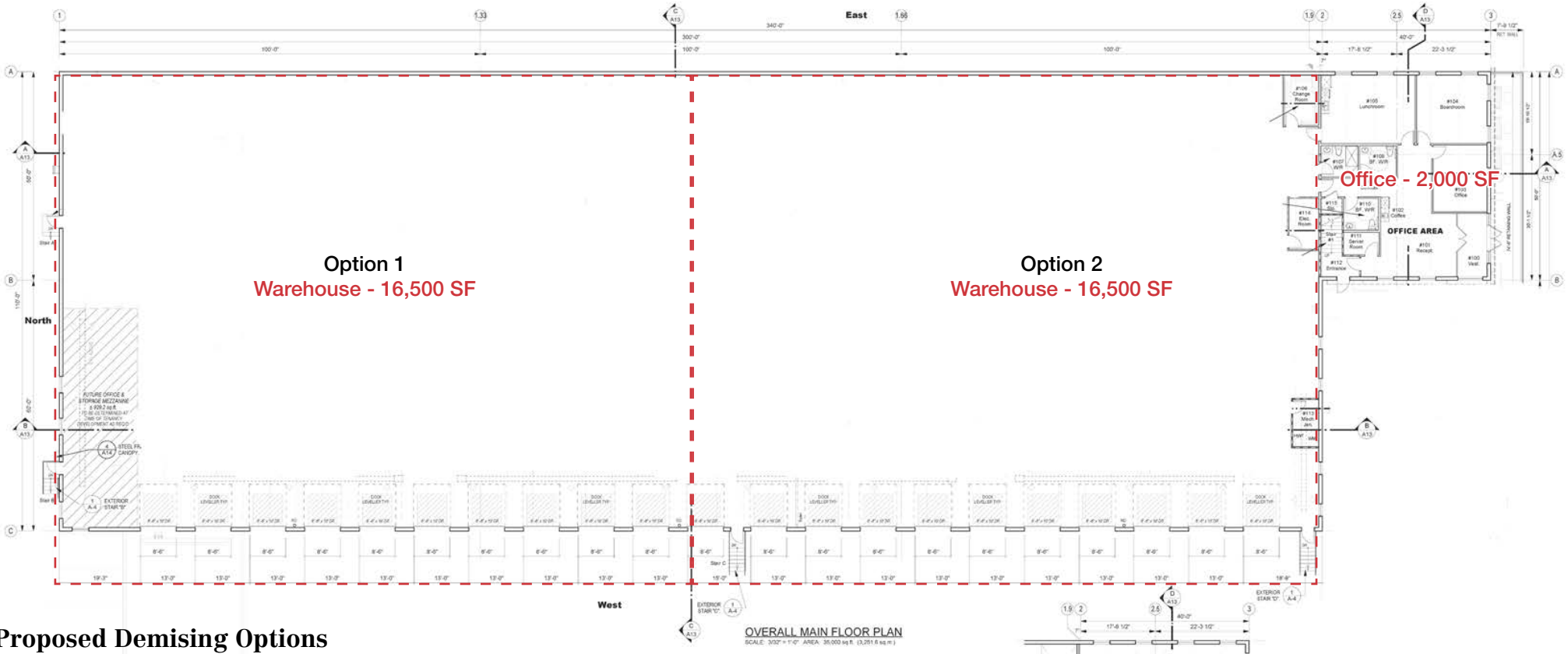


Main Floor Office	2,000 SF
2nd Floor Undeveloped Office	2,000 SF
Warehouse	33,000 SF
Site Size	2.26 Acres

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## Floor Plan



## Proposed Demising Options

<b>Option 1</b>	
Warehouse + office (built to suit)	16,500 SF
Loading	10 Loading Docks
<b>Option 2</b>	
Warehouse + office over 2 floors	16,500 SF + 4,000 SF
Loading	11 Loading Docks



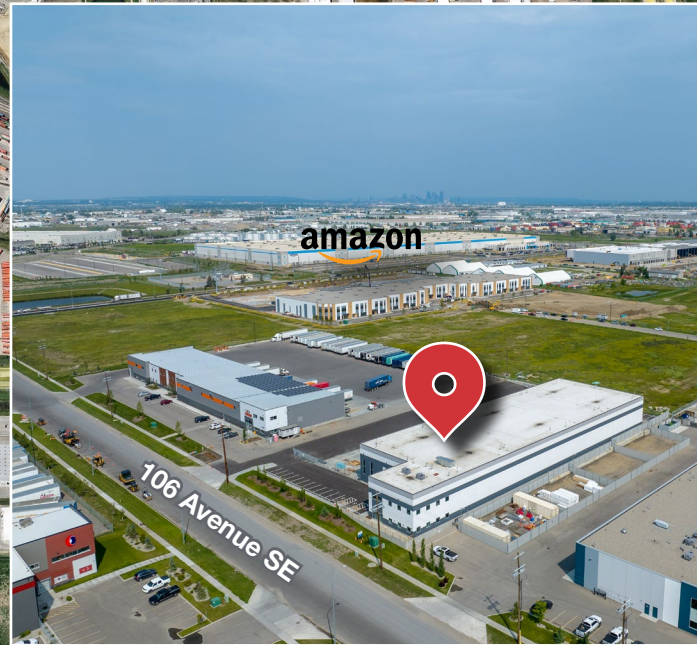
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