

FOR SALE



7121 104th Avenue SE, Unit #101
CALGARY, AB

LUKE MAYER

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LUKE@CYPRESSGROUP.CA

4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.CYPRESSGROUP.CA)

FOR SALE - 21,027 SF WITH DOCK AND DRIVE-IN



Sale Price: Market

Condo Fees+Taxes: TBV

Total Area:	Unit 101	Unit 109	Unit 113
Office:	0 SF	1,685 SF	1,575 SF
Warehouse:	18,011 SF	7,250 SF	6,480 SF
Concrete Mezz:	3,016 SF	1,685 SF	1,575 SF
Total:	21,027 SF	10,626 SF	9,630 SF

Loading:	4 - Dock 2 - Drive-In	2 - Dock 1 - Drive-In	2 - Dock 1 - Drive-In
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Ceiling Height: 28' Clear

Available: Immediately

7121 104th Avenue SE

Brand new award winning state of the art distribution facility built by Beedie in Point Trotter Industrial Park. With excellent access to Stoney Trail ring road and Glenmore Trail SE, Point Trotter is a premier logistics hub home to Amazon, Home Depot and CP Intermodal. Units can be sold individually.

Highlights:

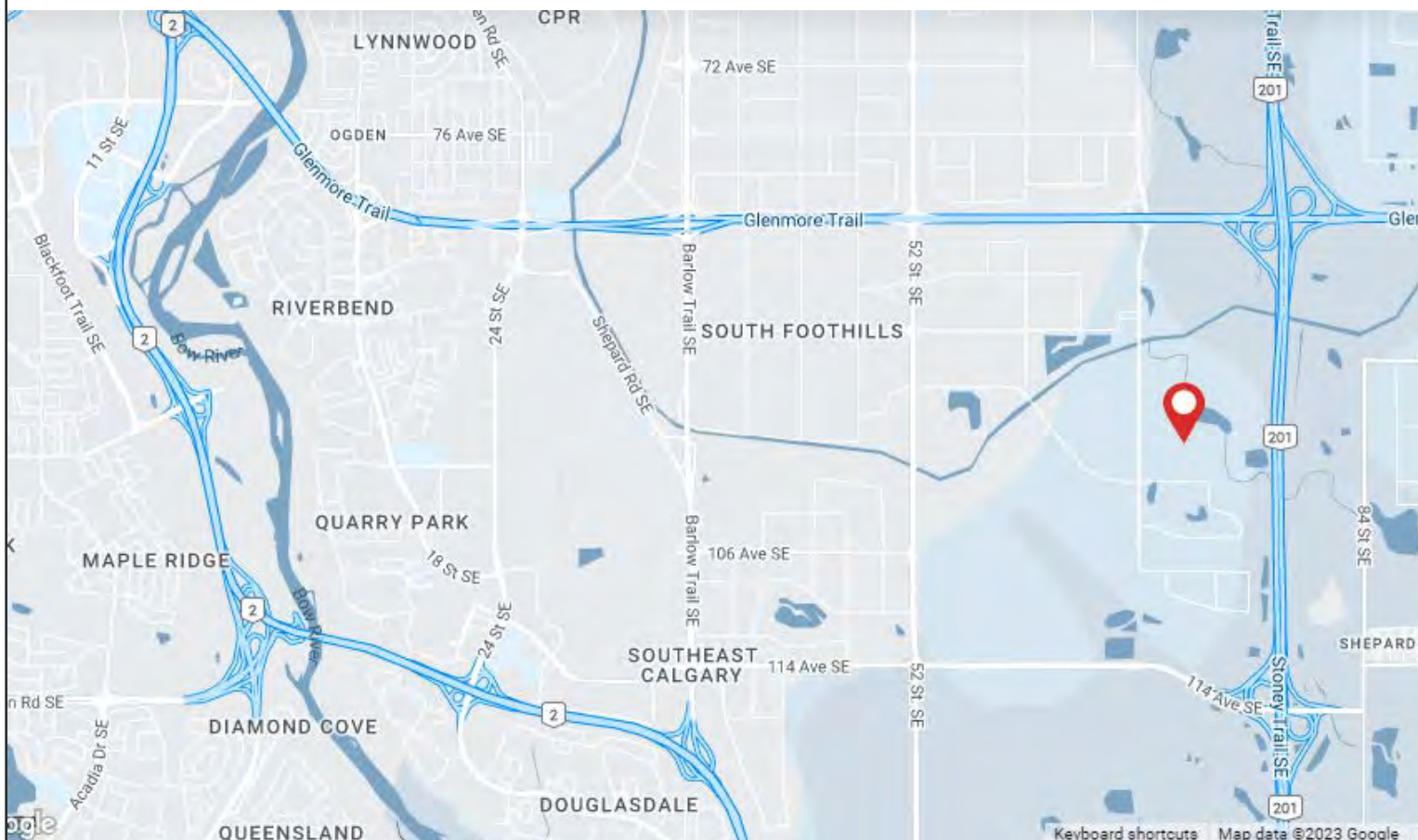
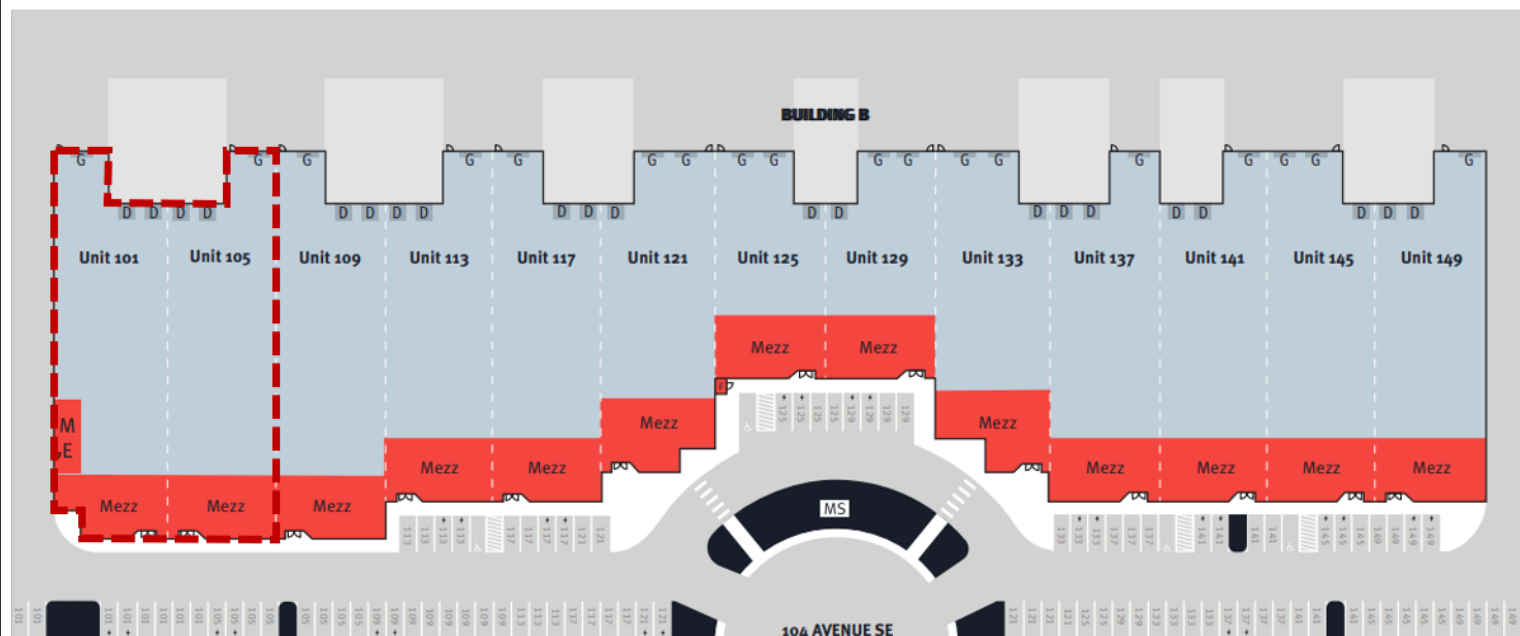
- 8 (8'6"x10') dock, 4 (12'x14') drive-in door
- 200-400 amps, 347/600 volts per unit (tbv)
- High efficiency LED lighting in warehouse
- 500lbs per SF live load warehouse floor capacity
- Sump drains in each unit
- ESFR sprinkler system
- Office buildout complete in 109 & 113

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SITE PLAN & LOCATION



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EXTERIOR

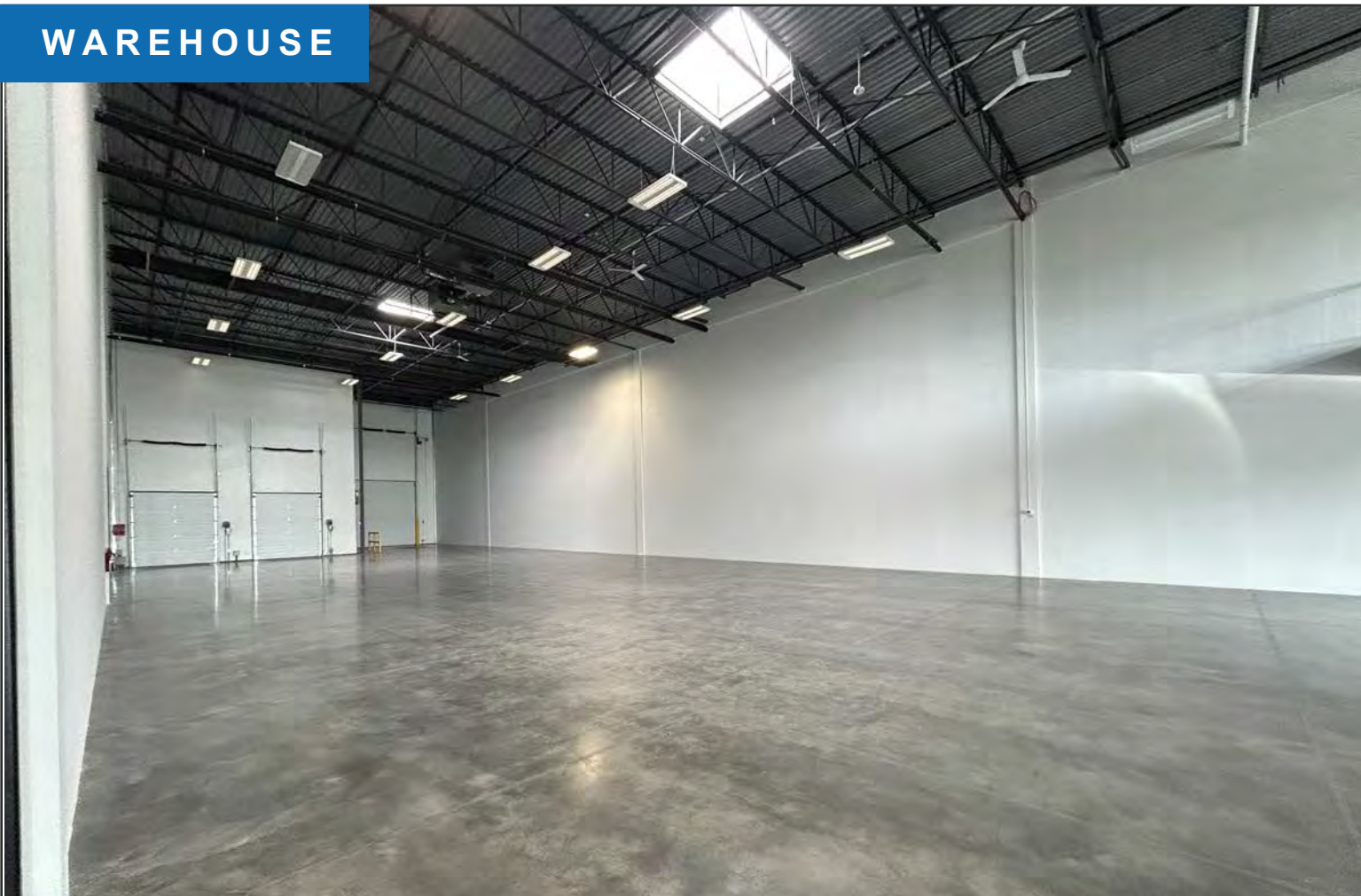


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WAREHOUSE



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