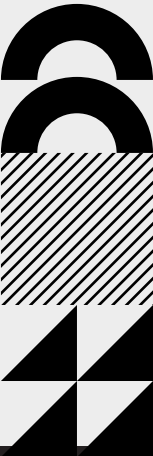


10 Smed Lane SE UNIT 140

LEASE

**RARE
DISTRIBUTION
LEASING
OPPORTUNITY**



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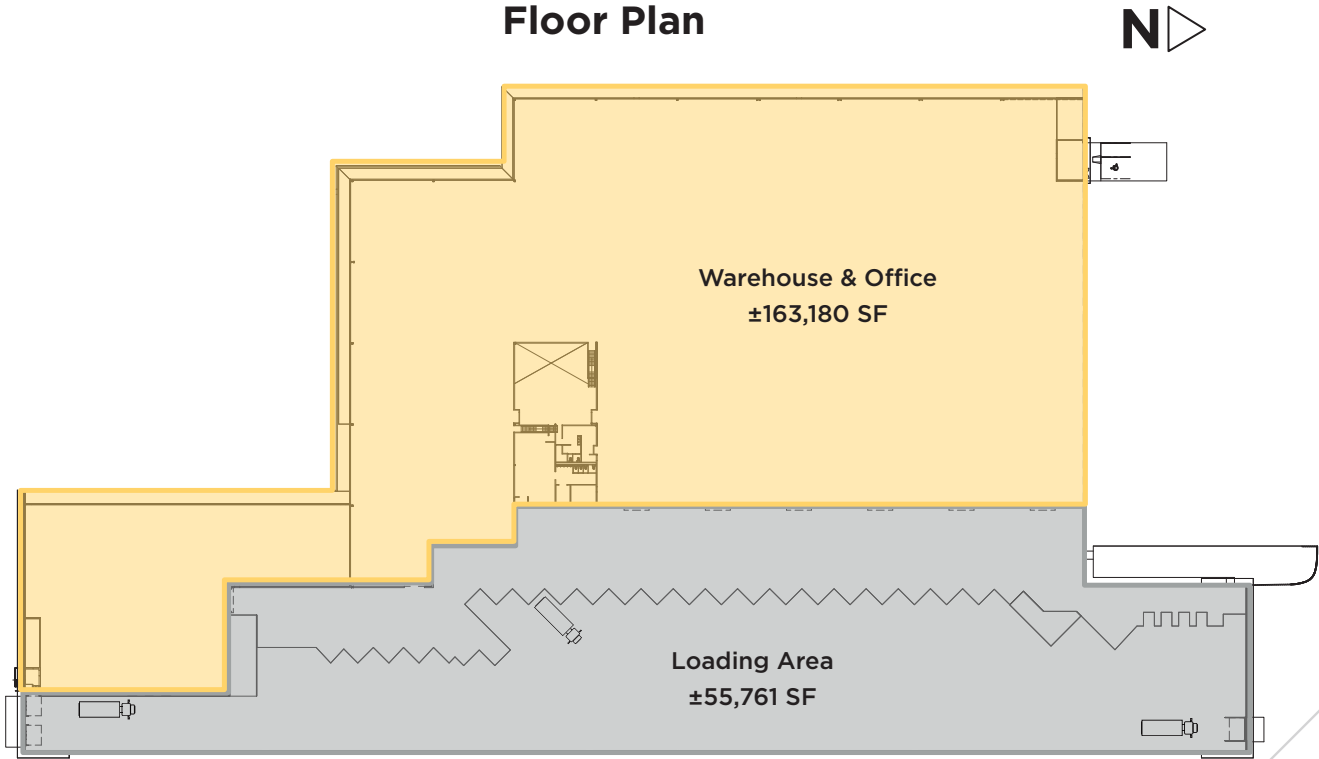
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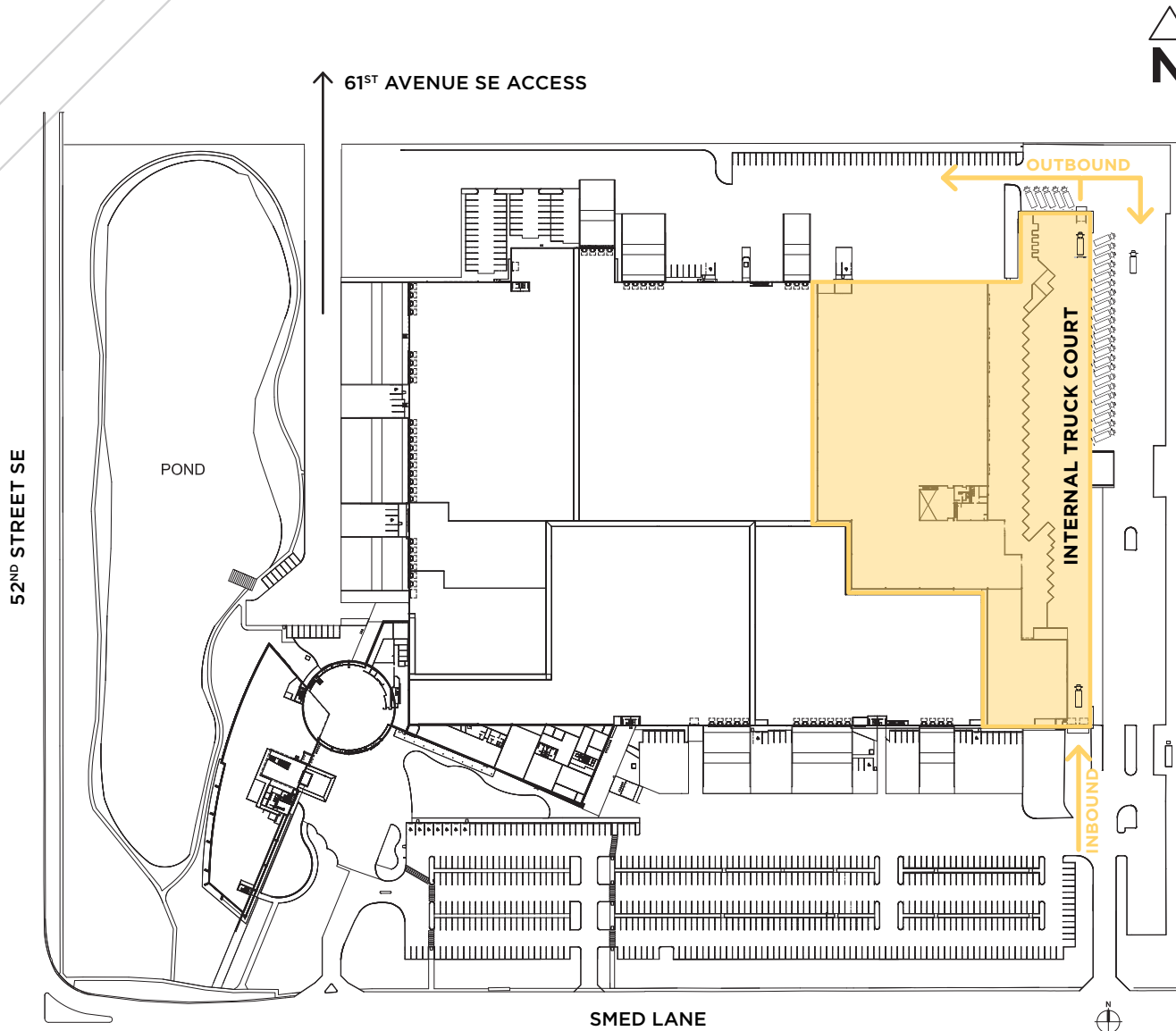
Property Overview

District	Starfield Industrial Park
Zoning	I-G, Industrial General
Year Built/Retrofit	1999/2019
Gross Leaseable Area	±163,180 SF
Office Area	±4,161 SF
Warehouse Area	±159,019 SF
Loading Area	±55,761 SF*
Ceiling Height	24' Clear
Loading	25 Dock Doors
	2 Courier Dock Doors
Column Spacing	50' x 50'
Power	2,500 Amp
Sprinklers	ESFR
Trailer Parking	Yes; 27 Stalls
Asking Lease Rate	Market
Operating Costs	\$5.26 PSF (est. 2025)
Availability	April 2025



*Loading area free of charge (except for payment of utilities).

Site Plan



Highlights

- Property offers rare internal truck court
- Forklift charging stations
- Free on-site fitness and shower facilities
- Property situated in an established industrial park
- Flexible I-G zoning allows for a wide variety of general industrial uses or distribution tenants

Improvements

- Lighting to be upgraded to LED
- Extensive industrial clean inclusive of vents and ductwork
- Interior wall repainting
- New roller doors

±163,180


square feet available


Location Overview


Subject property


- 1 Brewsters
- 2 Petro Pass
- 3 Mary Brown's Chicken
- 4 Shawarma Factory
- 5 Tim Hortons
- 6 Subway
- 7 Dairy Queen
- 8 Kal Tire
- 9 McDonald's
- 10 Tim Hortons
- 11 A&W
- 12 Feast of India

 Bus Stop

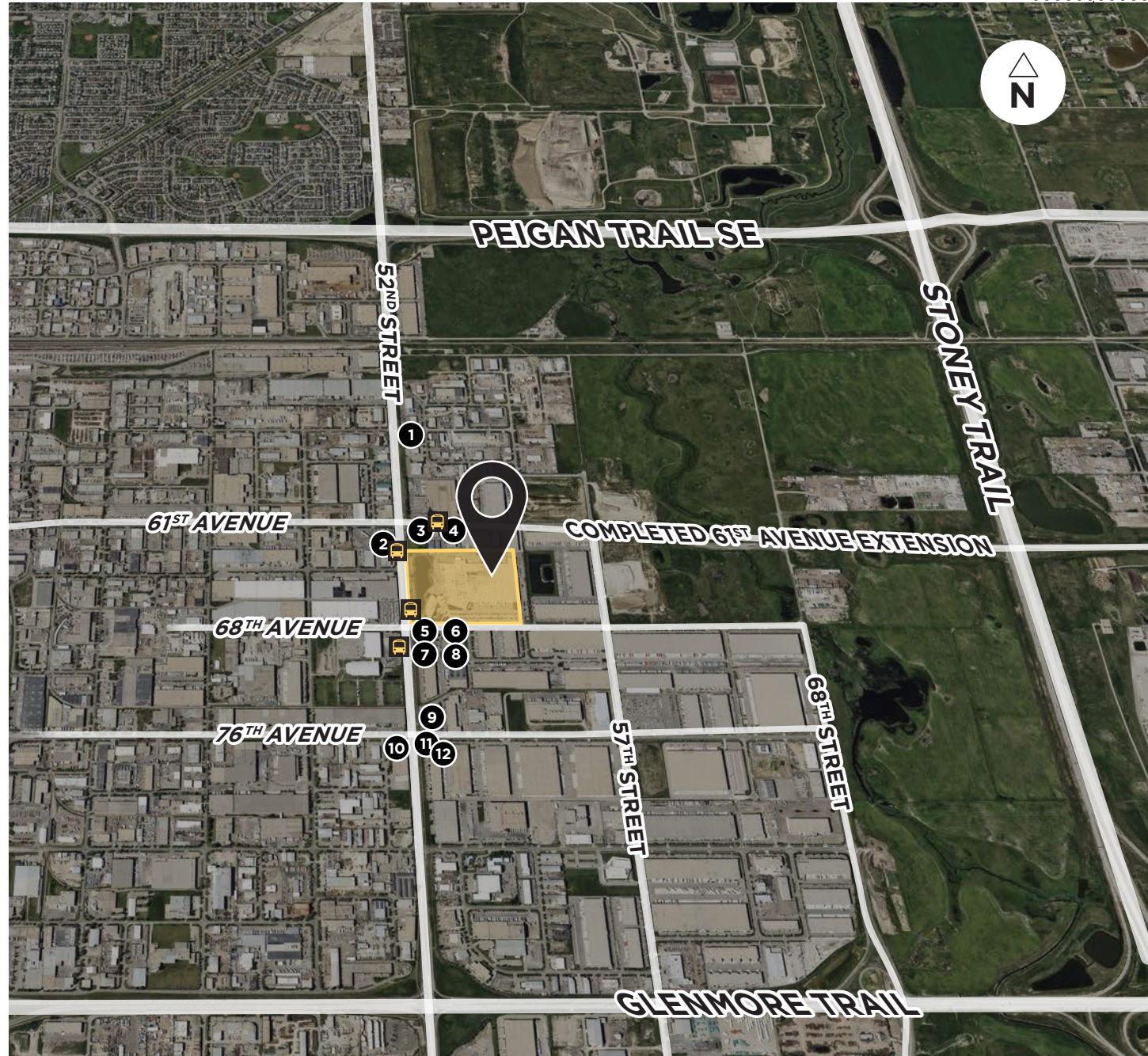
 Easy access to major city thoroughfares such as Stoney Trail & Glenmore Trail

 Bus stop on property

 30 minute drive to the Calgary International Airport

 20 minute drive to Downtown Calgary

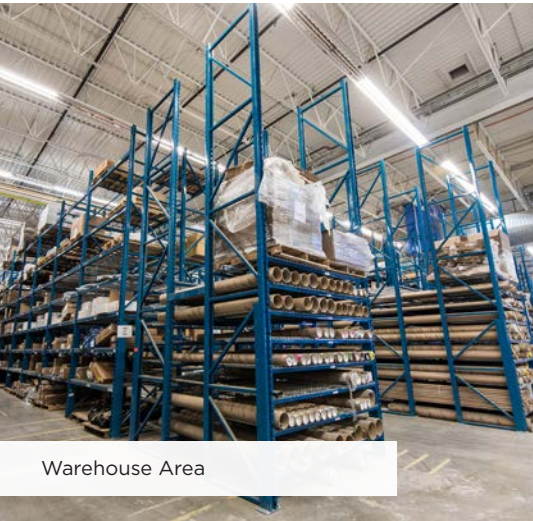
 Red Deer | 1 Hour 36 Min
Edmonton | 3 Hours
Lethbridge | 2 Hours 4 Min



Site Details



Parking Area



Warehouse Area



Parking Area



Interior Loading Area



Exterior Entrance and Parking

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