



New A-Class Industrial
Development
Secure Storage Yard Options
3 Drive-Through Loading
// 9,042 SF

FOR LEASE

**Essex Business & Transportation Park
7420 108 Ave SE, Unit 130 (Center Building), Calgary**



Jeff Keet, B.COMM Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President | Associate, Industrial Sales & Leasing
403.714.2803 | pcunningham@cdnglobal.com

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, Alberta T2P 3R7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



ESSEX Business and Transportation Park

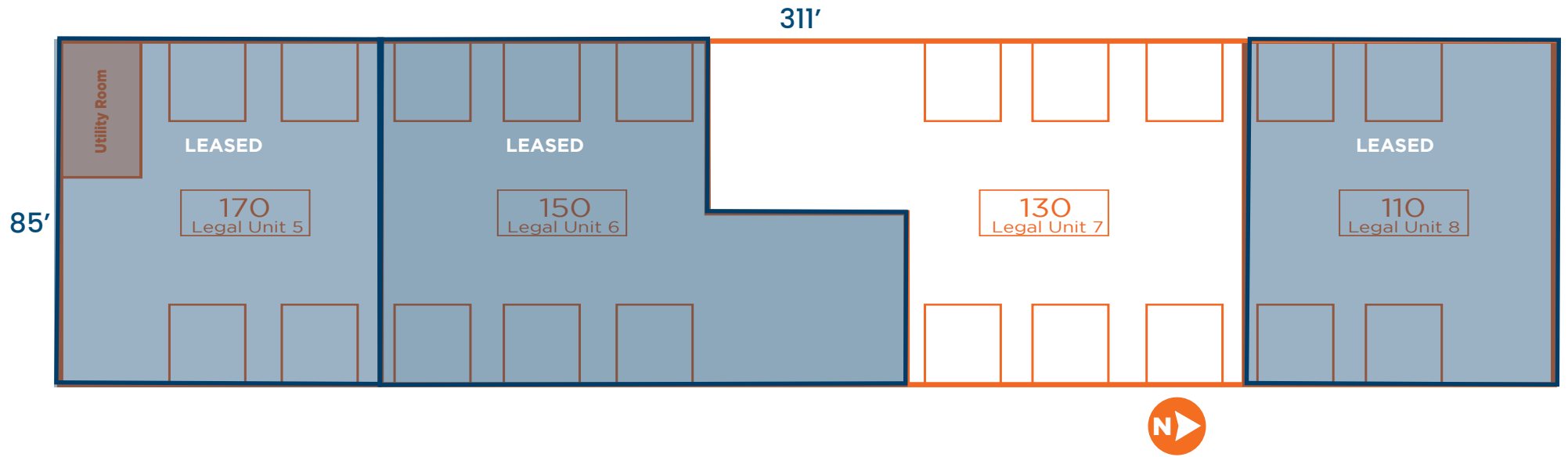
- 3 Drive-thru bays 16 ft. by 16 ft doors.
- Make Up Air Unit + Trench sump.
- ± 1,600 SF front office & reception.
- 5,761 SF Shop & 1,681 SF storage mezzanine.
- Outgoing Tenant is heavy duty mechanic & logistics provider.
- Vacant possession available February 1st, 2026.
- Secure yard & trailer storage optionality.

PROPERTY OVERVIEW • TBD BUILDING

Address:	7420 108 Ave SE, Unit 130
Zoning:	Industrial General (I-G)
Building SF:	30,138 SF
Unit 130 Rentable:	9,042 SF
Shop Area:	5,761 SF
Main Level Office:	± 1,600 SF
Mezz Storage Area:	1,681 SF
Loading:	6 DI (3 Drive-thru bays)
Clear height:	23' Clear to Sprinkler
Power:	347/600 Volt, 3 Phase, 200 Amp /Unit
Heating:	Radiant Heat (warehouse) 1 RTU / Unit (office)
Sprinklers:	K25 Conventional
Parking:	Ample Parking & Storage Yard Options
Lighting:	LED Lighting
Availability:	Feb 1, 2026



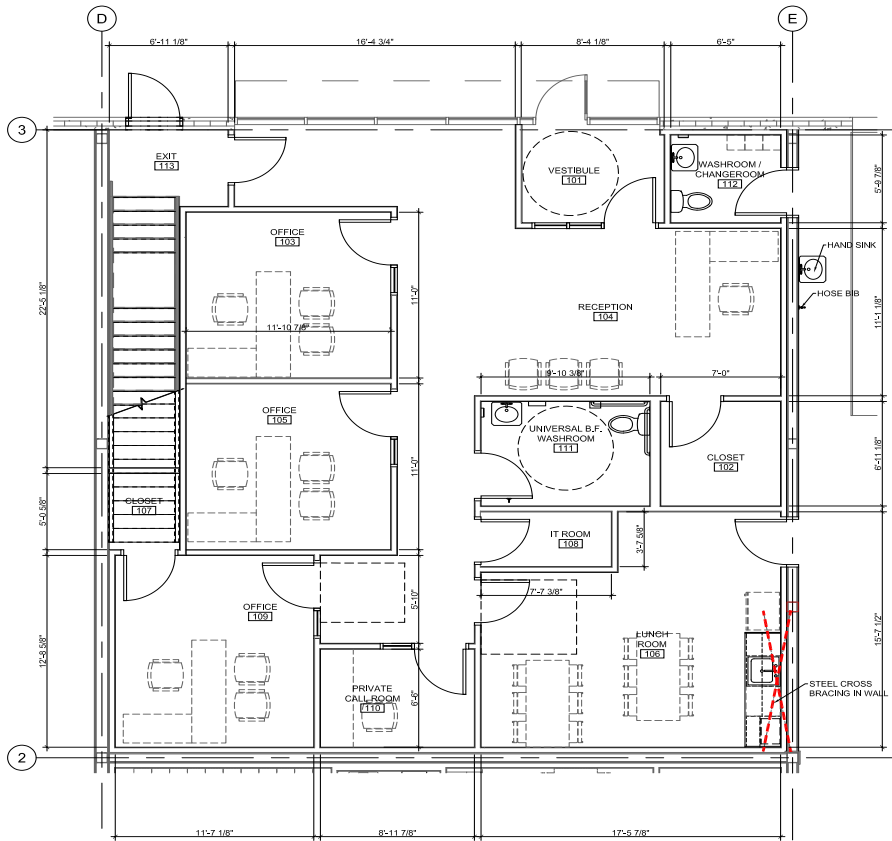
// 7420 108 Ave SE, Unit 130



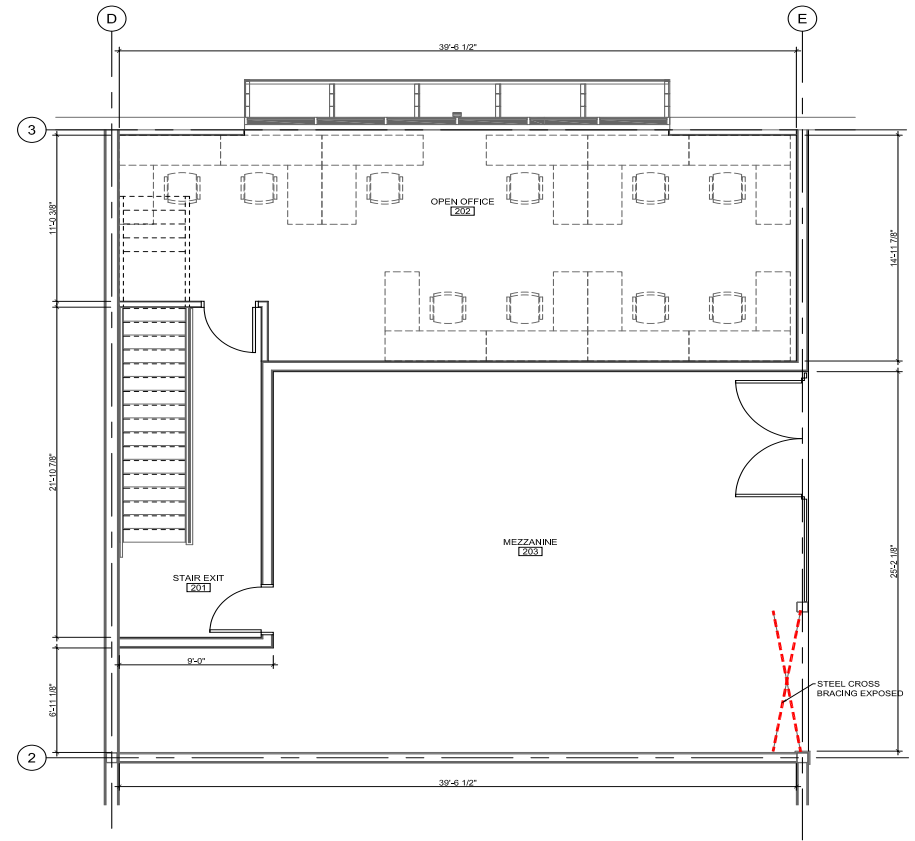
LEASE OPPORTUNITY

	TOTAL SF	SHOP SF	OFFICE SF	MEZZ. SF	BASE RENT	OP COST (EST. 2026)	DRIVE-THROUGH
UNIT 130	9,042	5,761	± 1,600	1,681	Market	\$7.15 PSF	6 DI (3 Drive-thrus)

Floor Plans // 7420 108 Ave SE, Unit 130



1 MAIN FLOOR OFFICE PLAN
1/4" = 1'-0"



1 MEZZANINE FLOOR PLAN
1/4" = 1'-0"

TOTAL AREA: 9,042 SF
 SHOP AREA: 5,761 SF
 OFFICE AREA: ± 1,600 SF
 MEZZ AREA: 1,681 SF

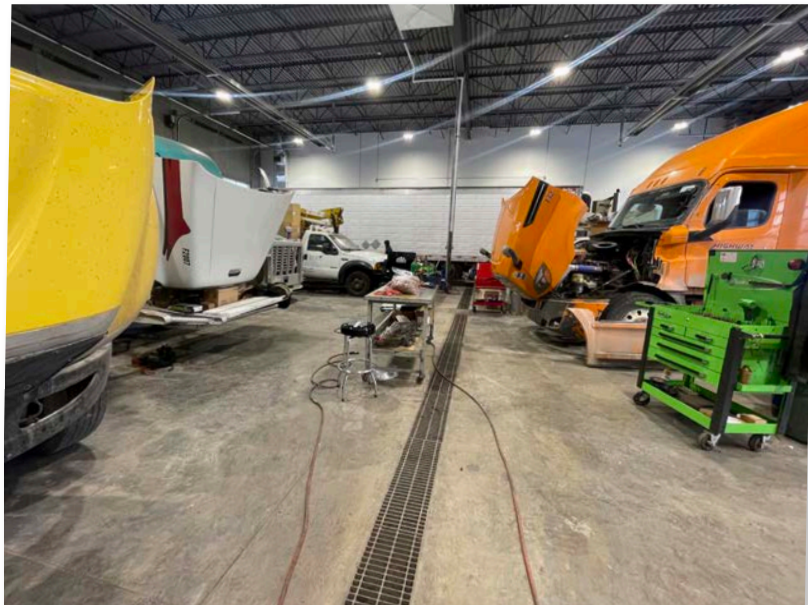
PROPERTY FEATURES // 7420 108 Ave SE, Unit 130



Essex Lease Financial Corporation has been providing financial services to business owners for over 35 years. The company has a strong relationship with the transportation industry by providing services such as equipment financing, asset-based lending, truck & trailer storage, equipment rentals, and business insurance. In recent years, the owners of Essex have been active in successful commercial developments throughout Western Canada. Essex Park is a 39-acre park which is home to Essex HQ at 10768-74th Street SE.

Essex Park has a ± 20-acre storage yard to provide trailer, truck, and business materials storage to its clients and partners on a short or long-term basis.

Essex Park is transportation industry friendly and offers attractive storage yard optionality.



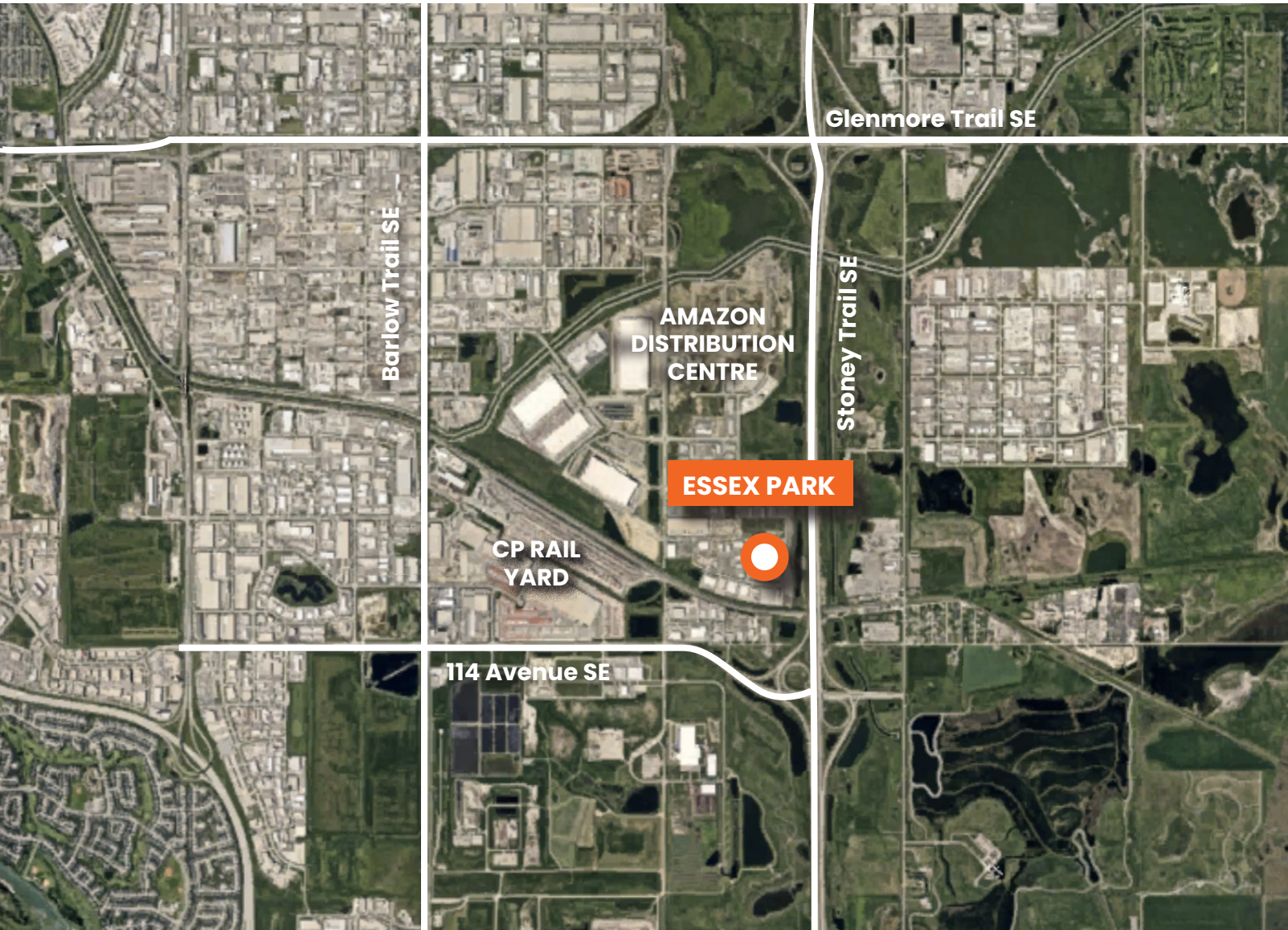
PROPERTY FEATURES // 7420 108 Ave SE, Unit 130



LOCATION

Located in SE Calgary, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **CP Rail Yard , Amazon Distribution Centre and Essex Financial Corporation.**



Drive Times:

Deerfoot Trail SE: 10 minutes

Stoney Trail: 5 minutes

Calgary Airport: 29 minutes

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location

SITE PLAN // ESSEX BUSINESS & TRANSPORTATION PARK



7350
FULLY LEASED

7420
1 UNIT AVAILABLE

7470
FULLY LEASED

**ESSEX
STORAGE YARD**
#20 ACRES



108 Avenue SE



Jeff Keet, B.COMM

Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President,

Associate, Industrial Sales & Leasing
403.714.2803 | pcunningham@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects.

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, Alberta T2P 3R7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors