

CANAL108

7405 - 108TH AVENUE SE, CALGARY, AB

Building 2

FOR LEASE

Up to ±131,350 SF

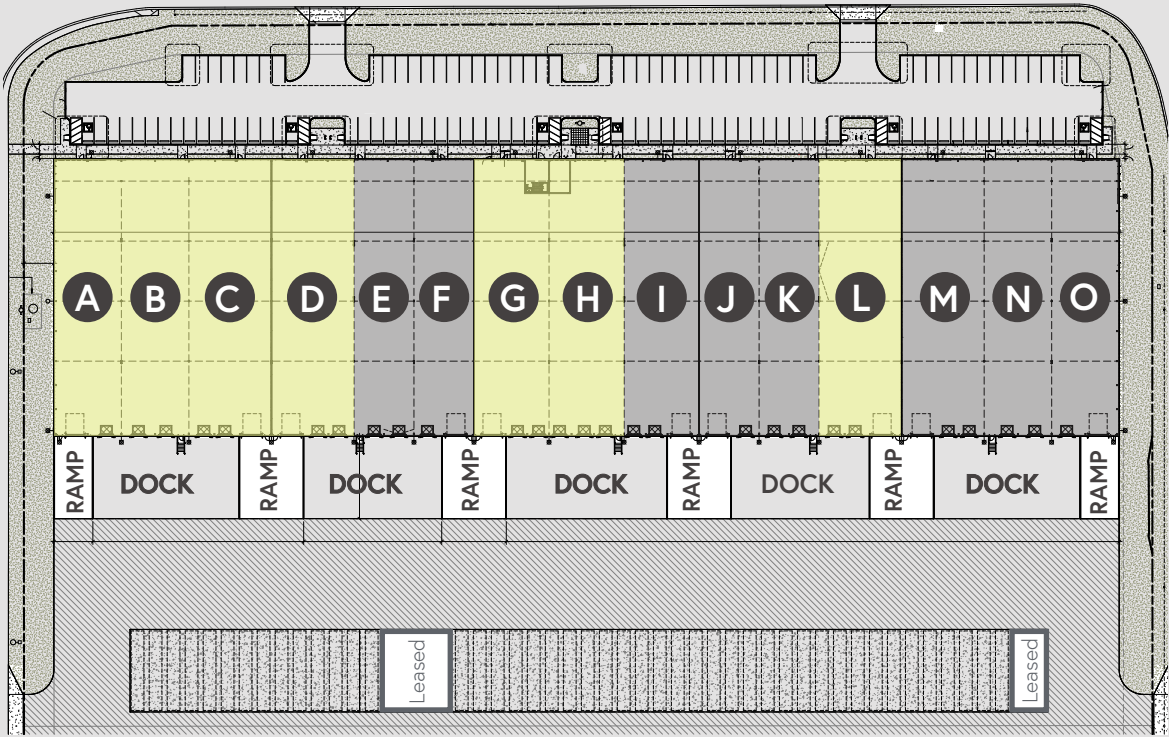


Colliers

DISTRICT	Dufferin
YEAR BUILT	2023
ZONING	I-G, Industrial General
BUILDING SIZE	±131,350 SF
LOADING	27 Dock Doors (9'x10') 10 Drive-In Doors (12'x14')
BAY SIZES	±7,439 SF to ±10,229 SF
POWER	2,000 Amp, 347/600 Volt, 3 Phase (TBV)
CEILING HEIGHT	28' Clear
LIGHTING	LED with Motion Sensors
SPRINKLERS	ESFR
PARKING	122 Stalls
DOCK HEIGHT	48"
TRAILER PARKING	44 Stalls
BUILDING DEPTH	185'
ASKING LEASE RATE	Market
OPERATING COSTS	\$6.06 PSF (est. 2026)
AVAILABLE	Immediate



SITE PLAN & PROPOSED DEMISING OPTIONS



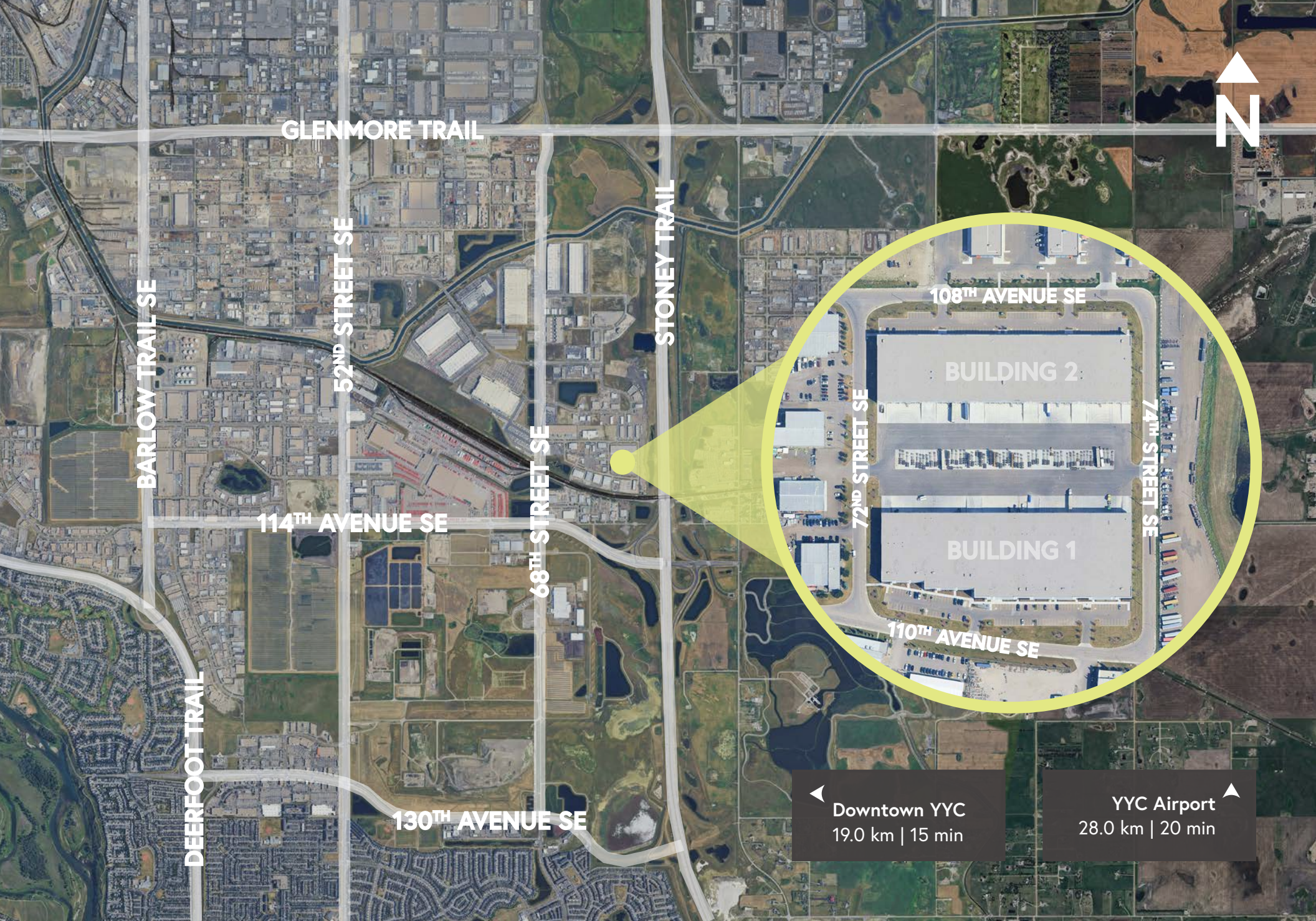
*The landlord remains flexible with alternative demising arrangements to accommodate tenant requirements.

BAY	LOADING	BAY SIZE (SF)*	TOTAL (SF)
A	1 DK; 1 DI	8,369	37,196
B	2 DK	8,369	
C	2 DK; 1DI	10,229	
D	2 DK; 1DI	10,229	14,878
E	2 DK	7,439	
F	1 DK; 1 DI	7,439	
G	2 DK; 1DI	8,928	17,903
H	3 DK	8,975	
I	2 DK; 1DI	9,299	24,177
J	1 DK; 1 DI	7,439	
K	2 DK	7,439	
L	2 DK; 1DI	10,229	10,229
M	2 DK; 1DI	10,229	26,967
N	2 DK	8,369	
O	1 DK; 1 DI	8,369	

- Dock and drive-in loading
- Prime exposure to Stoney Trail
- Multiple access points onto site
- Trailer parking and outside storage available
- Gas-fired warehouse heating
- EPDM roof with R-30 insulation
- Telus Fibre throughout
- Excellent transit routes (149, 23, and 150, with connections to the 302 BRT)
- Diverse tenant mix including Pantos Logistics, Propell, XPEL, and CR Wall







◀ Downtown YYC
19.0 km | 15 min

YYC Airport ▶
28.0 km | 20 min



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