



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**



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PROPERTY HIGHLIGHTS



ESSEX Business and Transportation Park

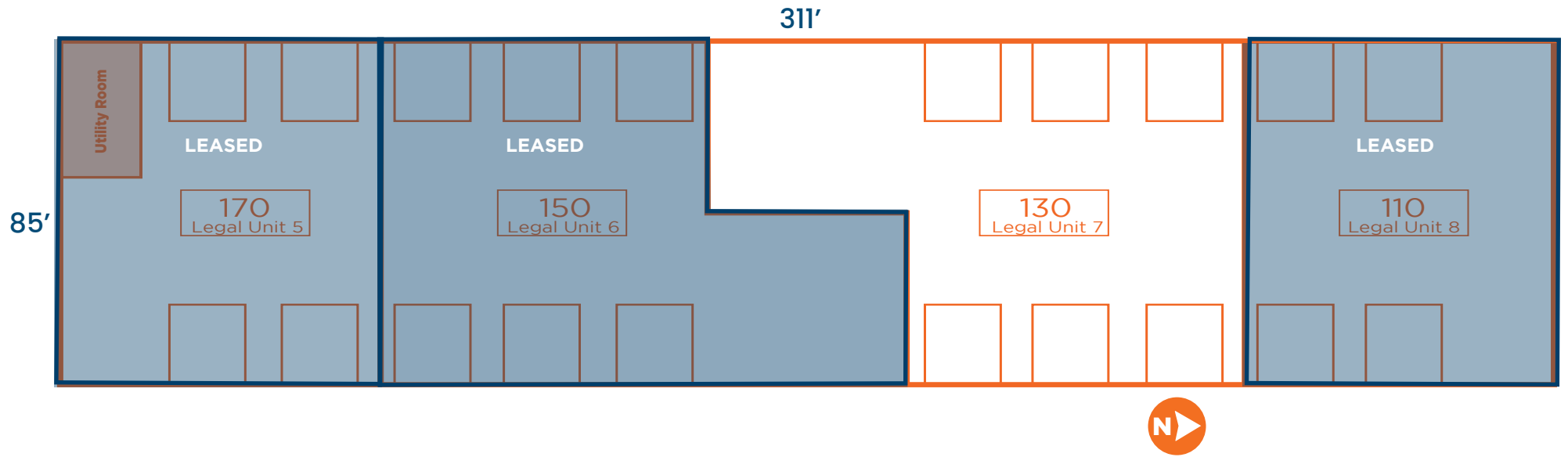
- 3 Drive-thru bays 16 ft. by 16 ft doors.
- Make Up Air Unit + Trench sump.
- ± 1,600 SF front office & reception.
- 5,761 SF Shop & 1,681 SF storage mezzanine.
- Outgoing Tenant is heavy duty mechanic & logistics provider.
- Vacant possession available February 1st, 2026.
- Secure yard & trailer storage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



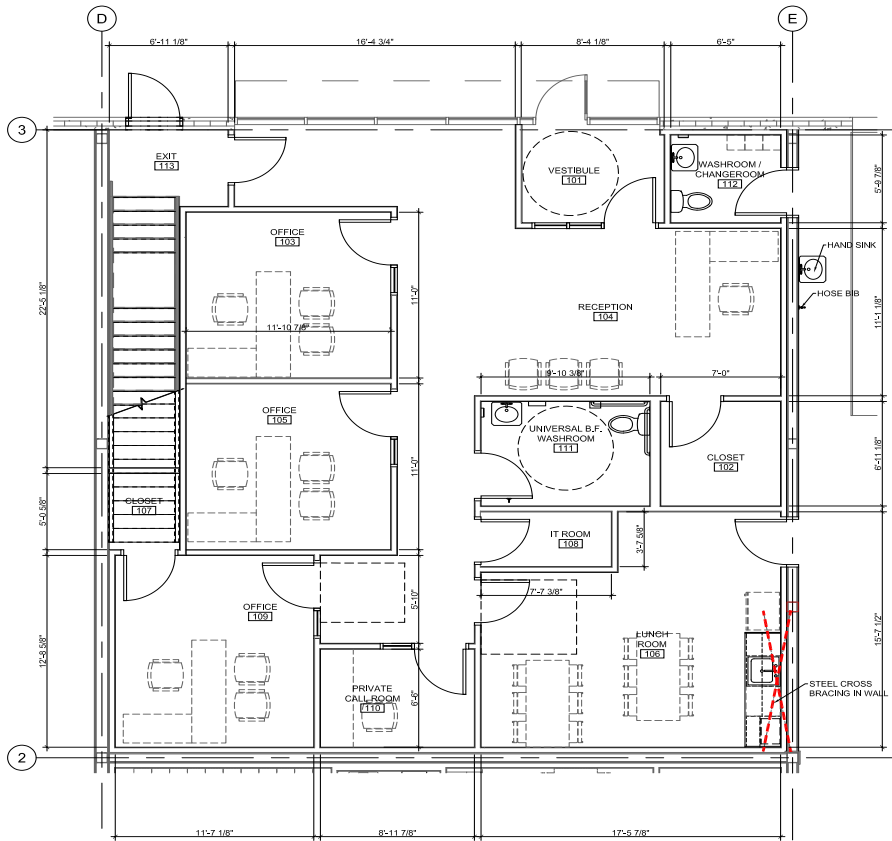
// 7420 108 Ave SE, Unit 130



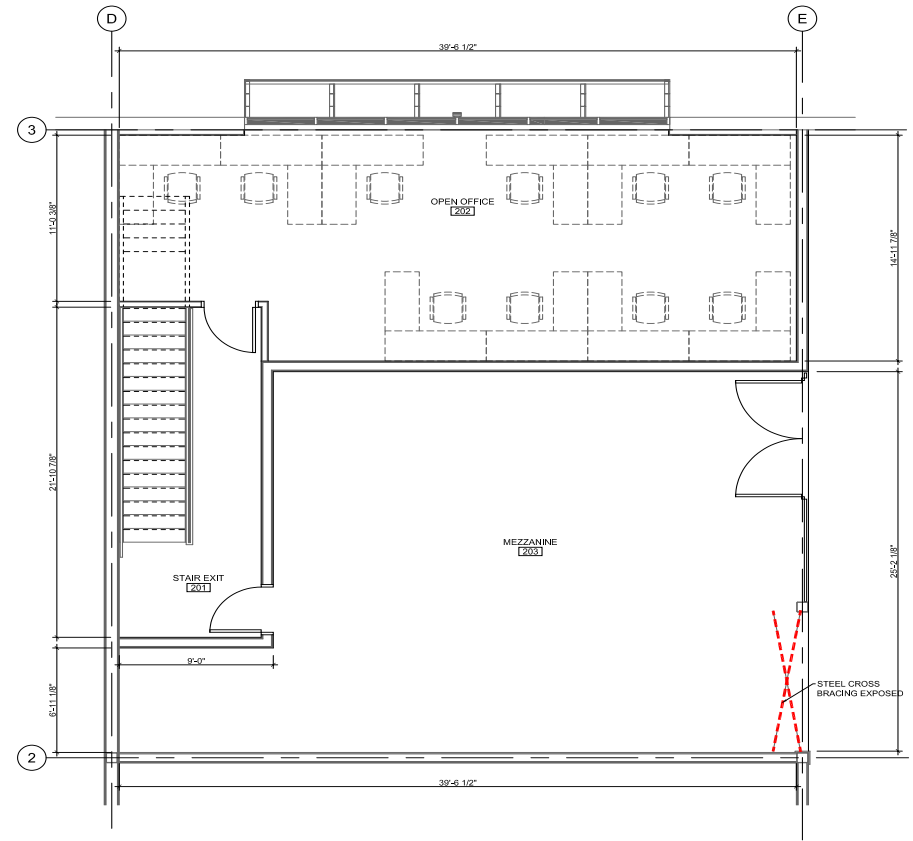
LEASE OPPORTUNITY

	TOTAL SF	SHOP SF	OFFICE SF	MEZZ. SF	BASE RENT	OP COST (EST. 2025)	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"



2 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

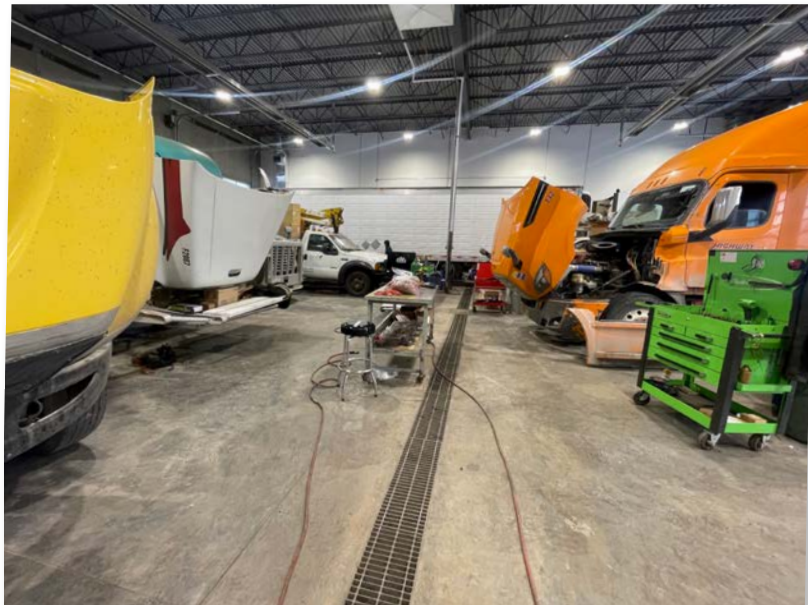
PROPERTY FEATURES // 7420 108 Ave SE, Unit 130



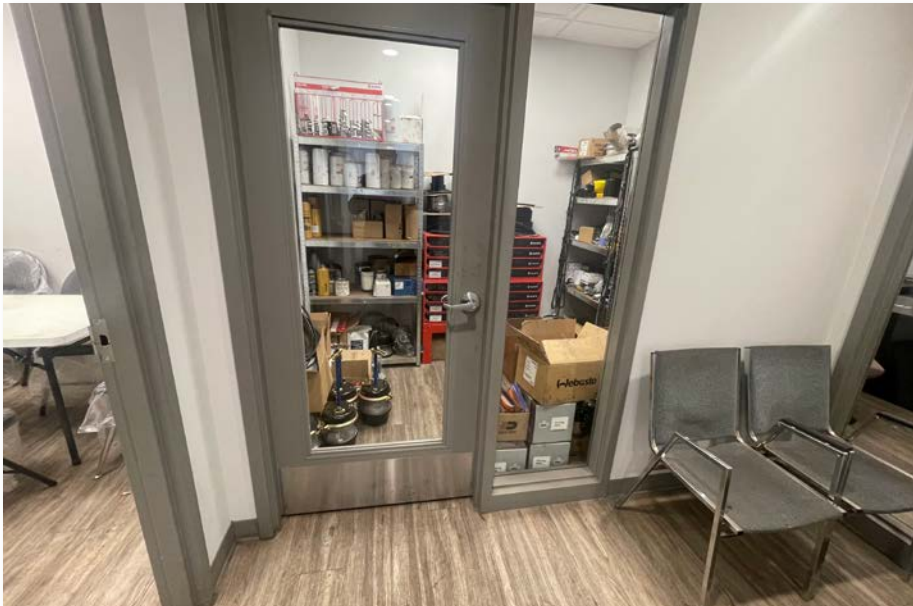
Essex Lease Financial Corporation has been providing financial services to business owners for over 35 years. The company has a strong relationship with the transportation industry by providing services such as equipment financing, asset-based lending, truck & trailer storage, equipment rentals, and 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



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