

# \$18 - 130, 7470 108 Avenue Se, Calgary

MLS® #A2186085

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Section 23, Calgary, Alberta

Essex Business & Transportation Park is designed for heavy shop users in industries including but not limited to logistics, maintenance, and mechanical. Essex Park has 3 precast concrete buildings of about 30K SF per building, with optionality for up to 4 units per building. Unit 130, 7470-108th Avenue SE is the last unit remaining in the East Essex building (exposure to Stoney Ring Road SE).

Unit 130 in the Ease building is 8,913 SF with 3 \* 16 ft. by 16 ft. drive-in doors (daylight doors), sump trench, 23 ft. clear ceiling height, radiant heat in shop, LED lighting, and K25 conventional sprinklers throughout. Essex is unique as there is 129 feet between the buildings allowing for ample marshalling space for large vehicles & equipment. This is a 39 acre park with over 20 acres available for purpose of storage of tractors/trucks/trailers & equipment. The yard is secure and monitored. Park users can lease yard space on a long term or flexible term basis. The Landlord can complete the tenant build-out based on client specification, including installation of make up air unit. The Base Rent will be negotiated and will be impacted by factors such as build-out costs, lease term, and transaction timing. Project Update: Esses West Building has drive-thru doors and has 3 of 4 units available.



The middle building is fully leased with no availability.

Built in 2024

### Essential Information

MLS® #	A2186085
Price	\$18
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	130, 7470 108 Avenue Se
Subdivision	Section 23
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5W3

### Amenities

Utilities	Electricity Available, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	100

### Interior

Heating	Natural Gas, Radiant
Cooling	Central Air

### Exterior

Lot Description	Level, Paved
Roof	Membrane
Construction	Concrete
Foundation	Slab

### Additional Information

Date Listed	January 7th, 2025
Days on Market	93
Zoning	Industrial General

### **Listing Details**

Listing Office            CDN Global Advisors Ltd.

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