

**CANAL108**

# WAREHOUSE FOR LEASE

**BUILDING 1  
155,600 SF**



**STRATEGIC  
SOUTH EAST  
CALGARY LOCATION**

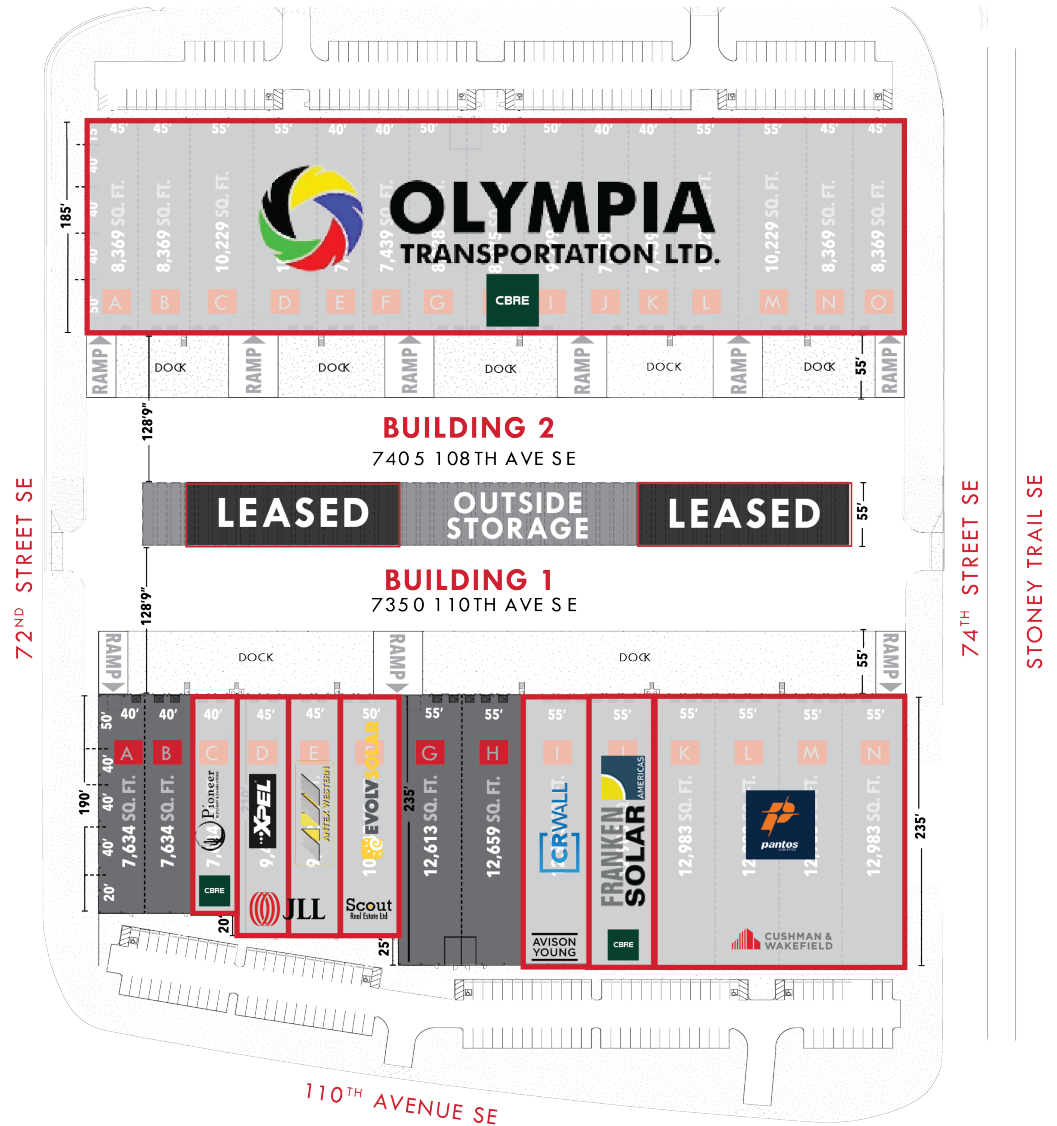




**BUILDING 2**  
131,350 SF  
7405 108TH AVE SE



**BUILDING 1**  
155,600 SF  
7350 110TH AVE SE



\* BAY B AVAILABLE:  
DECEMBER 1, 2025

### LANDLORD'S WORK

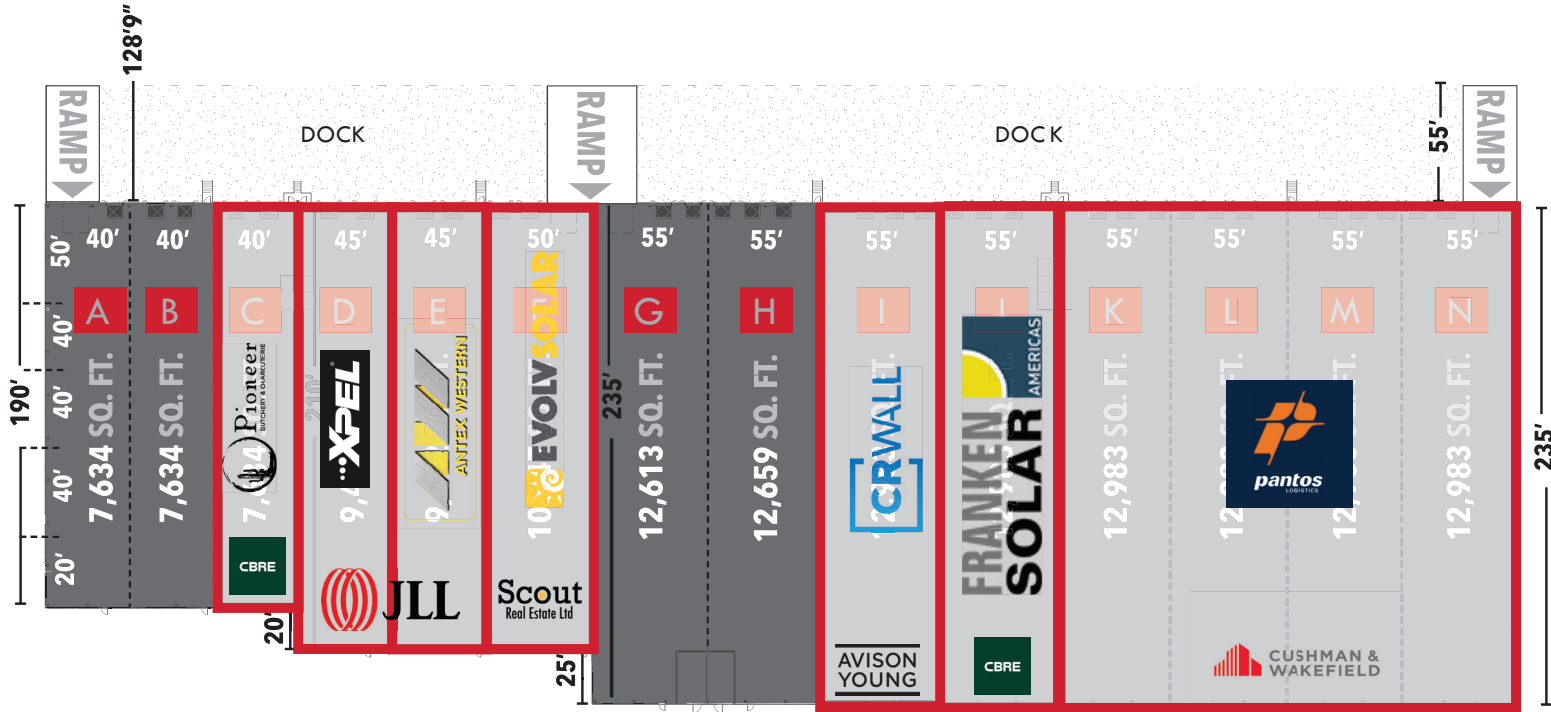
- Supply and install new 200 amp, 600 volt, 3 phase service with panel
- 45 KVA transformer, 120/208 volt subpanel
- Connect existing base building equipment to new electrical service
- Full height insulated demising wall, one-hour fire rating
- Provide and install RTU unit to service the office premises

### AMENITIES

- Direct exposure to Stoney Trail
- Roads on all 4 sides of project, providing easy access for cars and trucks
- Upgrades to 68th Street/Glenmore Trail intersection are complete
- Trailer drops/outside storage available
- Exclusive truck access to truck court
- Area serviced by bus routes 149 (68th Street) and 23 & 150 (52nd Street)
- Route 149 connects with Route 23 and 302 BRT
- Numerous restaurants in area along 52nd Street
- TELUS fibre to building

### SPECIFICATIONS

<b>Area</b>	155,600 SF
<b>Depth</b>	190', 210', 235'
<b>Bay Size</b>	7,634 SF (40' x 190'), 9,492 SF (45' x 210'), 12,983 SF (55' x 235')
<b>Staging Bay Depth</b>	50'
<b>Parking</b>	122 stalls (0.8 stalls/1,000 SF)
<b>Loading Doors</b>	33 manual dock doors, 9' x 10' with 40,000 lb mechanical levelers (1 per 4,715 SF), 4 electric grade doors, 12' x 14' (1 per 38,900 SF)
<b>Floor</b>	7" slab, est. uniform load capacity of 850 lbs p.s.f., floors to be saw cut and sealed
<b>Sprinkler</b>	ESFR K factor of 16.8 (Imperial), 80 PSI, designed for single, double, or multi row racking, 31' max height storage of Class I to IV commodity
<b>Zoning</b>	IG, general industrial
<b>Clear Height</b>	32' to underside of joists
<b>Walls</b>	(IMP) - Insulated metal panels (R-14.4)
<b>Electricity</b>	2,000 amp, 347/600 volt, 3 phase, 200 amp service provided to individual bays
<b>Truck Court</b>	129' truck court with 55' deep continuous concrete dolly pad
<b>Heating</b>	Gas fired unit heaters in warehouse
<b>Warehouse Lighting</b>	LED highbay interior lighting with motion sensors (35 ft. candles at eye level)
<b>Window</b>	Clerestory windows at rear of each bay
<b>Roof</b>	EPDM with R-30 insulation
<b>Dock Height</b>	48"
<b>Trailer/Outside Storage</b>	51 trailer drops, 7" concrete pad, 55' x 620'



Bay	Loading	# of Bays	Sq. Ft	Build-Out	Op Cost 2025 Budget Estimate
A	Dock & Grade	1 Bay	7,634 SF	960 SF Office	OPC: \$1.41
B	Dock Only	1 Bay	7,634 SF	2 Washrooms	Management Fee: \$0.72
G/H	Dock & Grade	2 Bays	25,272 SF	Shell Space	Property Tax: \$3.38
					Total: \$5.51

Trailer Drop/Storage - \$150 Per Drop / Per Month \*Rate does not include Trailer/Storage Rent

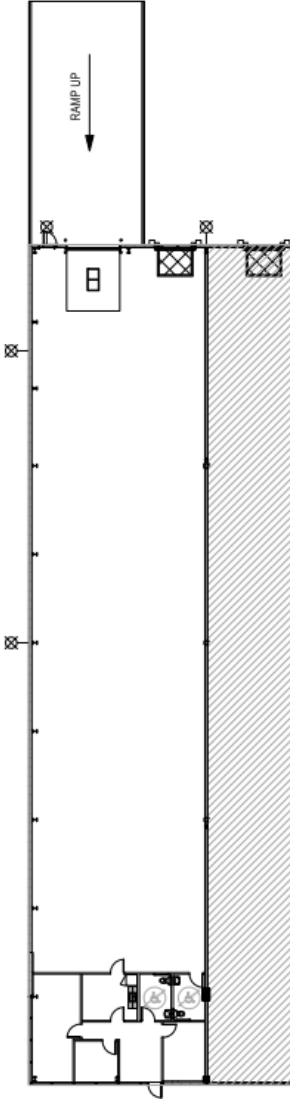
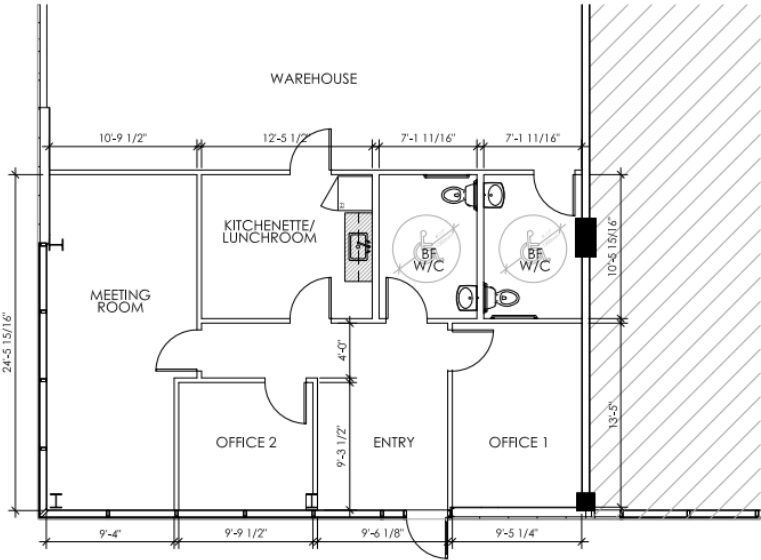
## LEASE RATES



## BAY A 7,634 SF

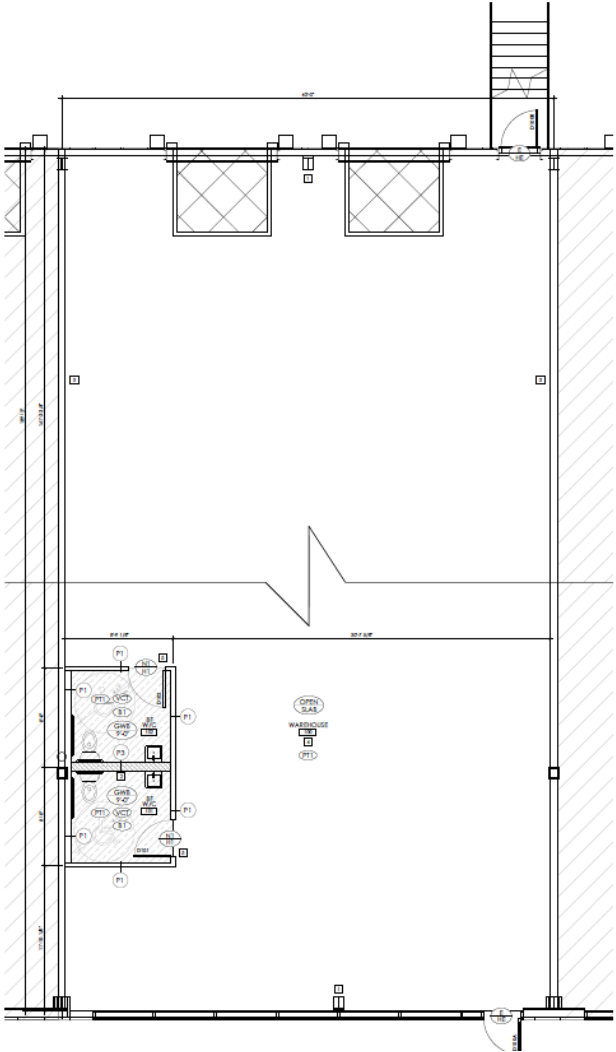
- Available for lease immediately
- 960 SF office build-out with meeting room, kitchenette / lunchroom and two offices
- End-cap unit on west end of building
- Dock and drive-in loading

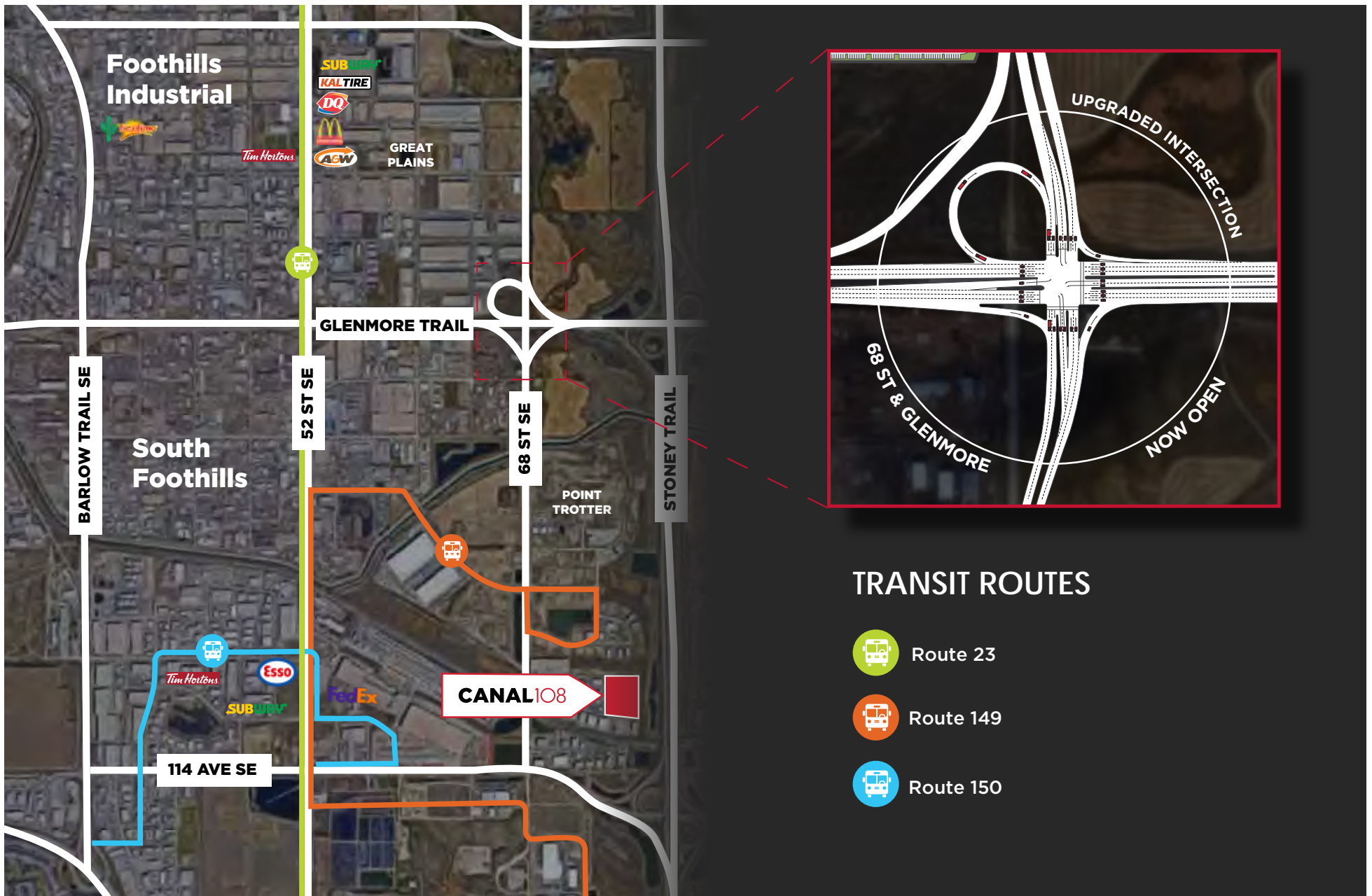
## OFFICE BUILD-OUT



## BAY B 7,634 SF

- Available December 1, 2025
- Dock level loading
- 2 built-out washrooms

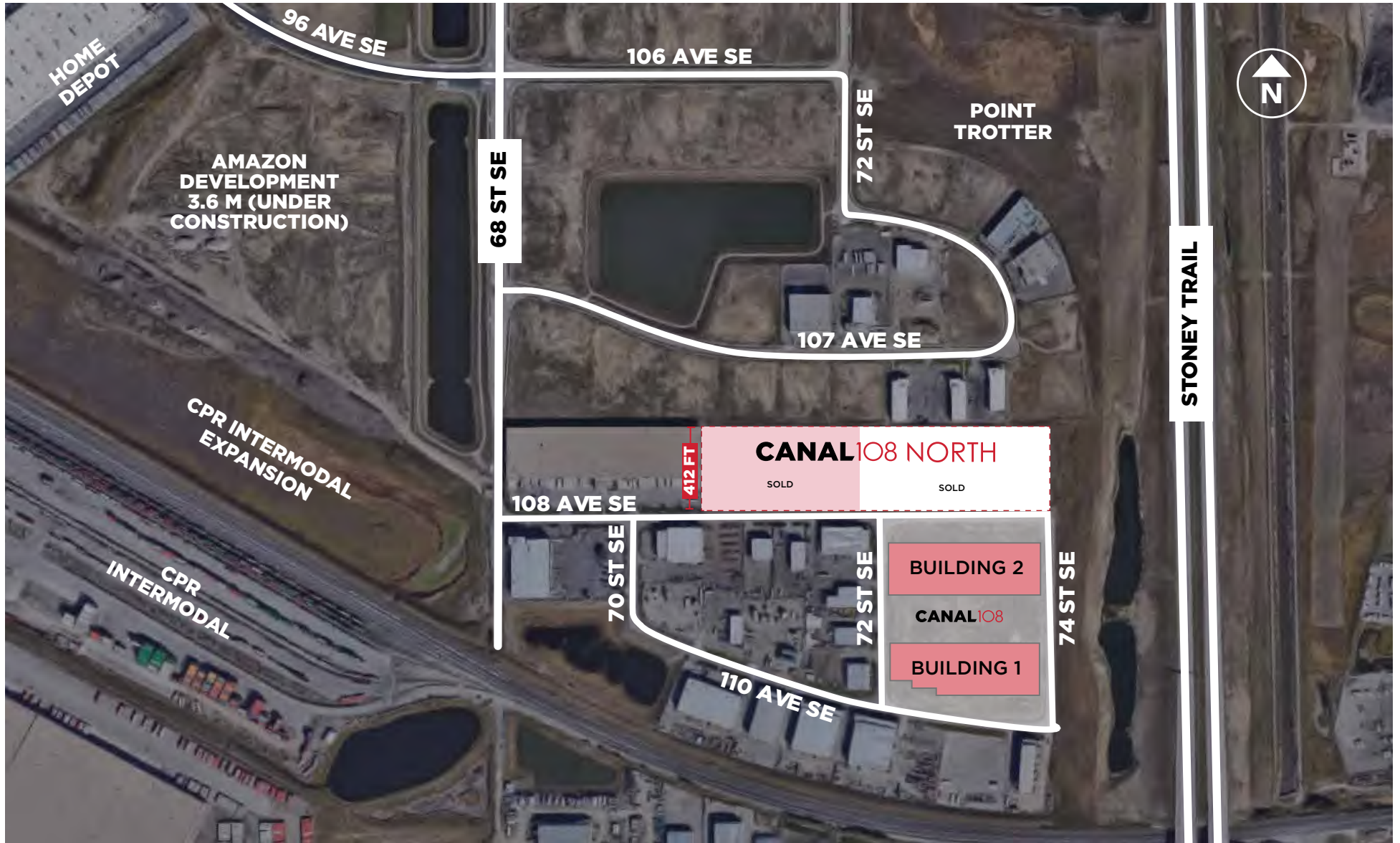




### TRANSIT ROUTES

-  Route 23
-  Route 149
-  Route 150

ACCESS & AMENITIES



SITE AREA



# CANAL108



**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CONTACT**

