

**CANAL108**

# WAREHOUSE FOR LEASE

**BUILDING 2  
131,350 SF**



**STRATEGIC  
SOUTH EAST  
CALGARY LOCATION**

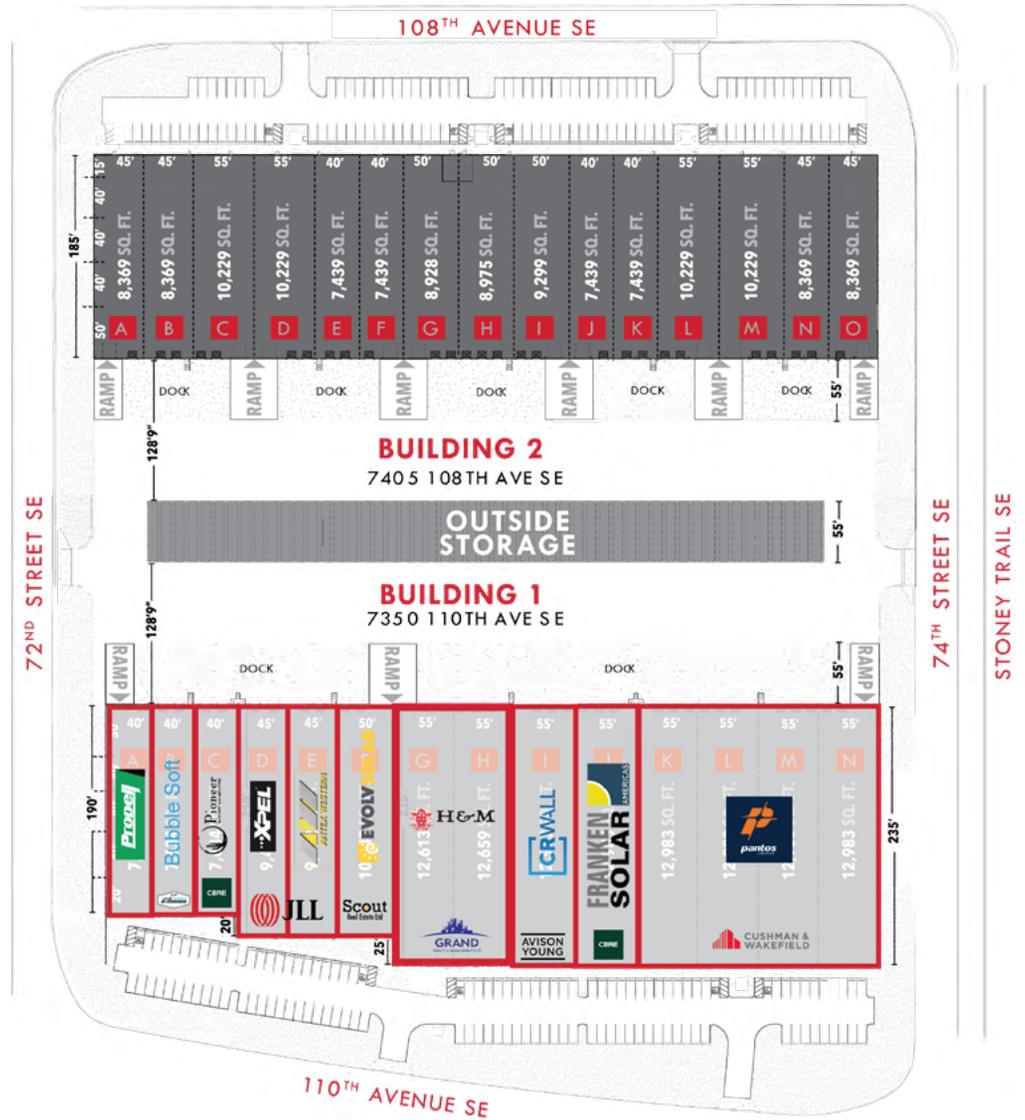




**BUILDING 2**  
131,350 SF  
7405 108TH AVE SE



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



## LANDLORD'S WORK

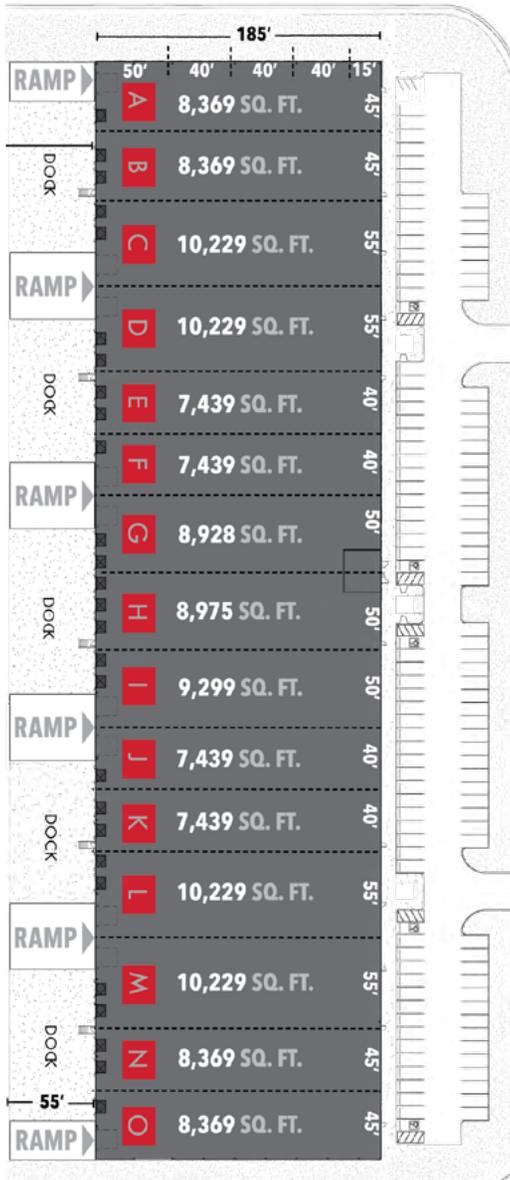
- Supply and install new 200 amp, 600 volt, 3 phase service with panel
- 45 KVA transformer, 120/208 volt subpanel
- Connect existing base building equipment to new electrical service
- Full height insulated demising wall, one-hour fire rating
- Provide and install RTU unit to service the office premises

## 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>                    | 131,350 SF                                                                                                                                     |
| <b>Depth</b>                   | 185'                                                                                                                                           |
| <b>Bay Size</b>                | 7,439 SF, 8,369 SF, 8,928 SF, 9,299 SF, 10,229 SF                                                                                              |
| <b>Staging Bay Depth</b>       | 55'                                                                                                                                            |
| <b>Parking</b>                 | 122 stalls (0.8 stalls/1,000 SF)                                                                                                               |
| <b>Loading Doors</b>           | 27 dock-level doors, 10 grade-level doors                                                                                                      |
| <b>Floor</b>                   | 6" 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>            | 28' 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 | Rentable Area (SF) | Loading           | Rate   | Op Costs (2026 Est.)                                    |
|-----|--------------------|-------------------|--------|---------------------------------------------------------|
| A   | 8,369              | Dock: 1; Grade: 1 | Market | \$2.46 (OPC)<br>\$3.60 (PTaxes)<br><b>Total: \$6.06</b> |
| B   | 8,369              | Dock: 2           | Market |                                                         |
| C   | 10,229             | Dock: 2; Grade: 1 | Market |                                                         |
| D   | 10,229             | Dock: 2; Grade: 1 | Market |                                                         |
| E   | 7,439              | Dock: 2           | Market |                                                         |
| F   | 7,439              | Dock: 1; Grade: 1 | Market |                                                         |
| G   | 8,928              | Dock: 2; Grade: 1 | Market |                                                         |
| H   | 8,975              | Dock: 3           | Market |                                                         |
| I   | 9,299              | Dock: 2; Grade: 1 | Market |                                                         |
| J   | 7,439              | Dock: 1; Grade: 1 | Market |                                                         |
| K   | 7,439              | Dock: 2           | Market |                                                         |
| L   | 10,229             | Dock: 2; Grade: 1 | Market |                                                         |
| M   | 10,229             | Dock: 2; Grade: 1 | Market |                                                         |
| N   | 8,369              | Dock: 2           | Market |                                                         |
| O   | 8,369              | Dock: 1; Grade: 1 | Market |                                                         |

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



**TRANSIT ROUTES**

-  BUS ROUTE 150
-  BUS ROUTE 149
-  BUS ROUTE 23



**ACCESS & AMENITIES**



**SITE AREA**



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canal108.ca

**FOR  
LEASE**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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