



GRASSROOTS
REALTY GROUP

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130, 7470 108 Avenue SE
Calgary, Alberta

MLS # A2186085



\$18 per sq.ft.

| | |
|----------------|---|
| Division: | Section 23 |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Lease |
| Bldg. Name: | Essex Business & Transportation Park East |
| Bus. Name: | - |
| Size: | 8,043 sq.ft. |
| Zoning: | Industrial General |
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | Cable, Electricity, Natural Gas Connected, Phone, Sewer |
| Parking: | - |
| Lot Size: | - |
| Lot Feat: | Level, Paved |

| | |
|-------------|----------------------|
| Heating: | Natural Gas, Radiant |
| Floors: | - |
| Roof: | Membrane |
| Exterior: | Concrete |
| Water: | - |
| Sewer: | - |
| Inclusions: | NA |

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.