



8,022 SF AVAILABLE

DEERPOINT TECH CENTRE

7902 - 10 STREET NE, CALGARY, AB

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PROPERTY HIGHLIGHTS

On behalf of Mancal Property Investments Inc. (the “Landlord”), Cushman & Wakefield ULC is delighted to present 7902 - 10th Street NE, Calgary, AB (the “Property”) to the market. The Property boasts 8,022 square feet situated on an end-cap within the sought-after business complex of Deerpoint Tech Centre. Setting it apart from other small industrial bays, the Property offers an enhanced power capacity and a generous ceiling height of 24’. Impeccably maintained, this Property provides a prime opportunity for tenants looking to establish their business, catering to a variety of industrial needs.

PROPERTY FEATURES

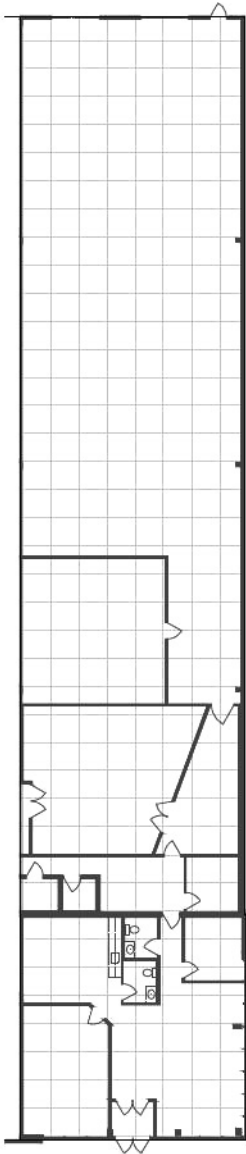
Rentable Area:	± 8,022 sf	W/H Dimensions:	TBV
Office Area:	TBV	Power:	125A, 600V
Warehouse Area:	TBV	Sprinklers:	Yes
Loading Doors:	1 (8' x 10') dock 1 (8' x 10') ramped drive-in	Heating:	Radiant & gas fired overhead units in warehouse
Ceiling Height:	24' clear	Availability:	July 1, 2025
Year Built:	2000	Op. Costs (2025):	\$6.68 psf
Parking:	Ample parking available	Lease Rate:	\$14.00 psf



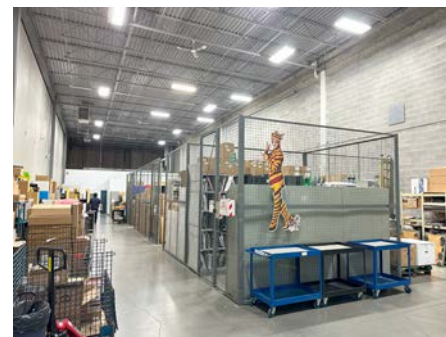
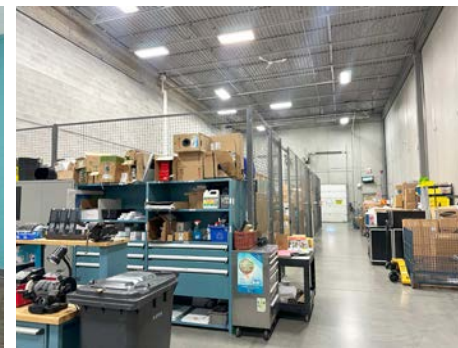
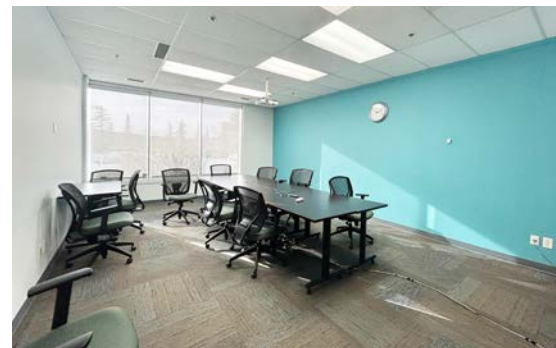
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FLOOR PLAN

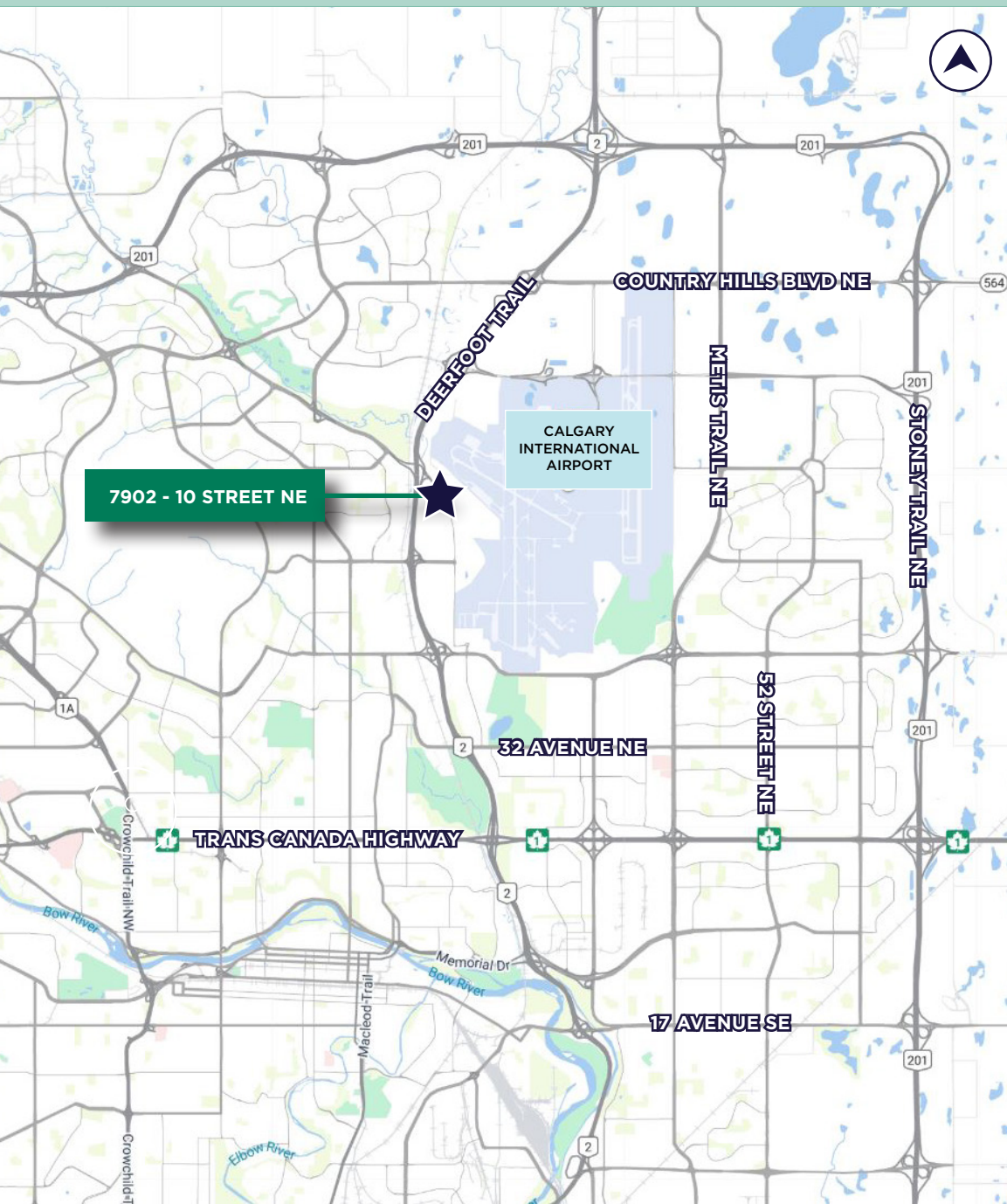


BUILDING PLAN



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LOCATION & AMENITIES

The Property is located in close proximity to the Calgary International Airport and amenities including Deerfoot City. The location provides easy access onto Deerfoot Trail, Beddington Trail and 64th Avenue NE.



HIGHWAY PROXIMITY

Deerfoot Trail	4 min drive
Stoney Trail	8 min drive



CALGARY INTERNATIONAL AIRPORT

7 min drive



DOWNTOWN CALGARY

7 min drive



SHOPPING

Deerfoot City	4 min drive
Canadian Tire	4 min drive
Walmart	3 min drive



DINING & ENTERTAINMENT

Original Joes	4 min drive
The Rec Room	4 min drive



FOR MORE INFORMATION, CONTACT:

BRENT JOHANNESSEN

Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

BRAD PILLING

Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

SAM HURL

Senior Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com

ZACK DARRAGH

Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com