

## **DEERPOINT TECH CENTRE** 7902 - 10 Street NE, Calgary, AB



On behalf of Mancal Property Investments Inc. (the "Landlord"), Cushman & Wakefield ULC is delighted to present 7902 - 10<sup>th</sup> 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.

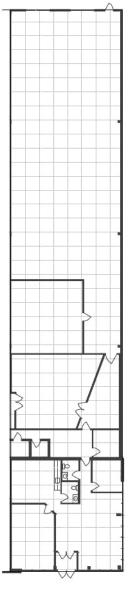
PROPERTY FEATURES			
Rentable Area:	± 8,022 sf	W/H Dimensions:	TBV
Office Area:	TBV	Power:	125A, 600V
Warehouse Area:	TBV	Sprinklers:	Yes
Loading Doors:	1 (8' x 10') dock 1 (8' x 10') ramped drive-in	Heating:	Radiant & gas fired overhead units in warehouse
Ceiling Height:	24' clear	Availability:	July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



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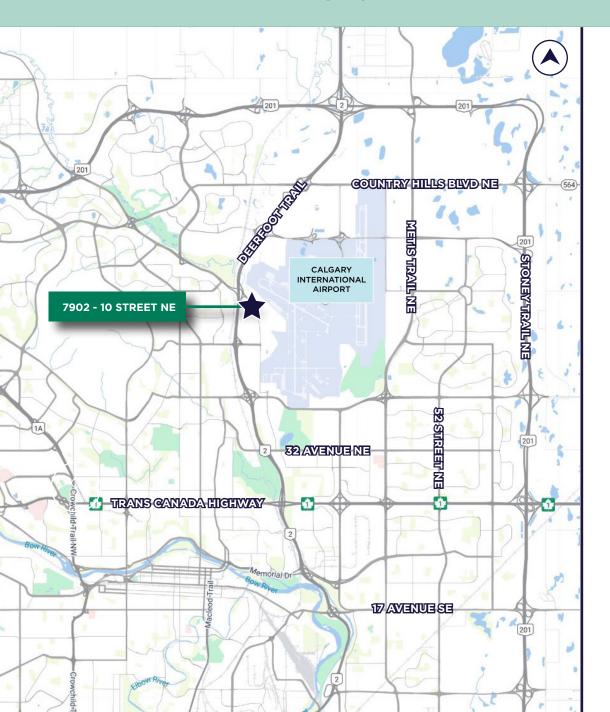






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The Property is located in close proximity to the Calgary International Airport and amenities including Deerfoot City. The location provides easy access onto Deerfoot Trail, Beddington Trail and 64<sup>th</sup> Avenue NE.



#### **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:

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