

131,350 SF
FOR SUBLEASE

Lead Agents:

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7405 - 108 AVENUE SE
CALGARY, AB

BRAND NEW, A-CLASS, FREESTANDING SUBLEASE OPPORTUNITY



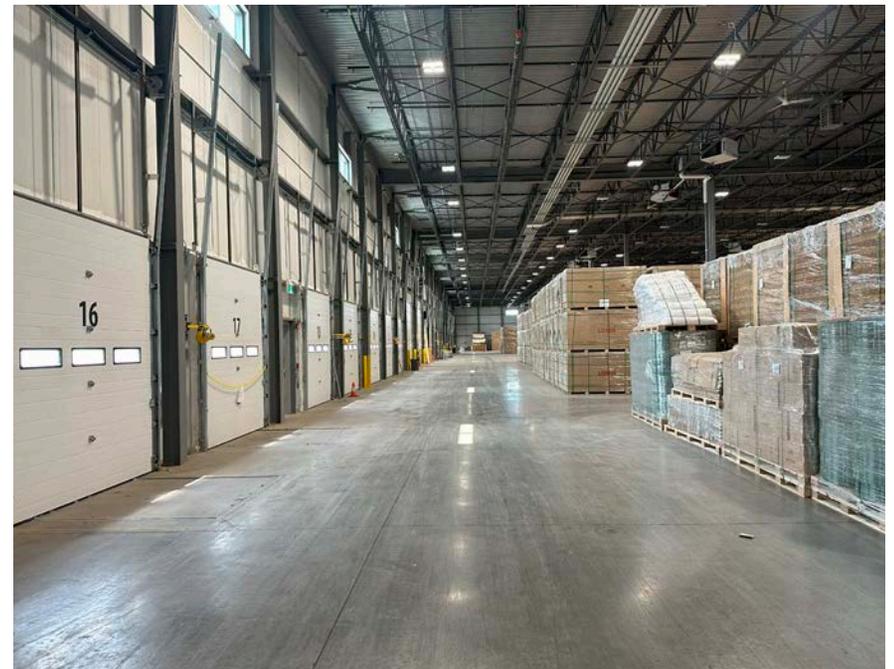
PROPERTY HIGHLIGHTS

Cushman & Wakefield ULC is pleased to offer the opportunity to sublease 131,350 sf of newly constructed, A-Class industrial warehouse space located at Canal108, 7405 - 108 Avenue SE, Calgary, AB.

Available Area:	± 131,350 sf
Warehouse Area:	± 128,350 sf
Office Area:	± 3,000 sf
Clear Height:	28'
Loading Doors:	27 (9' x 10') docks (manual) 10 (12' x 14') drive-ins (automatic)
Dock Levelers:	40,000 lb capacity (mechanical)
Zoning:	I-G (Industrial General)
Parking:	121 stalls
Power:	Two (2) dedicated 400A, 600V electrical services
Staging Bay Depth:	50'
Building Depth:	185'
Floor Thickness:	7" slab (850 lbs psf load capacity)
Sprinklers:	ESFR
Trailer Parking:	50 trailer stalls at additional cost
Lighting:	LED with motion-sensors

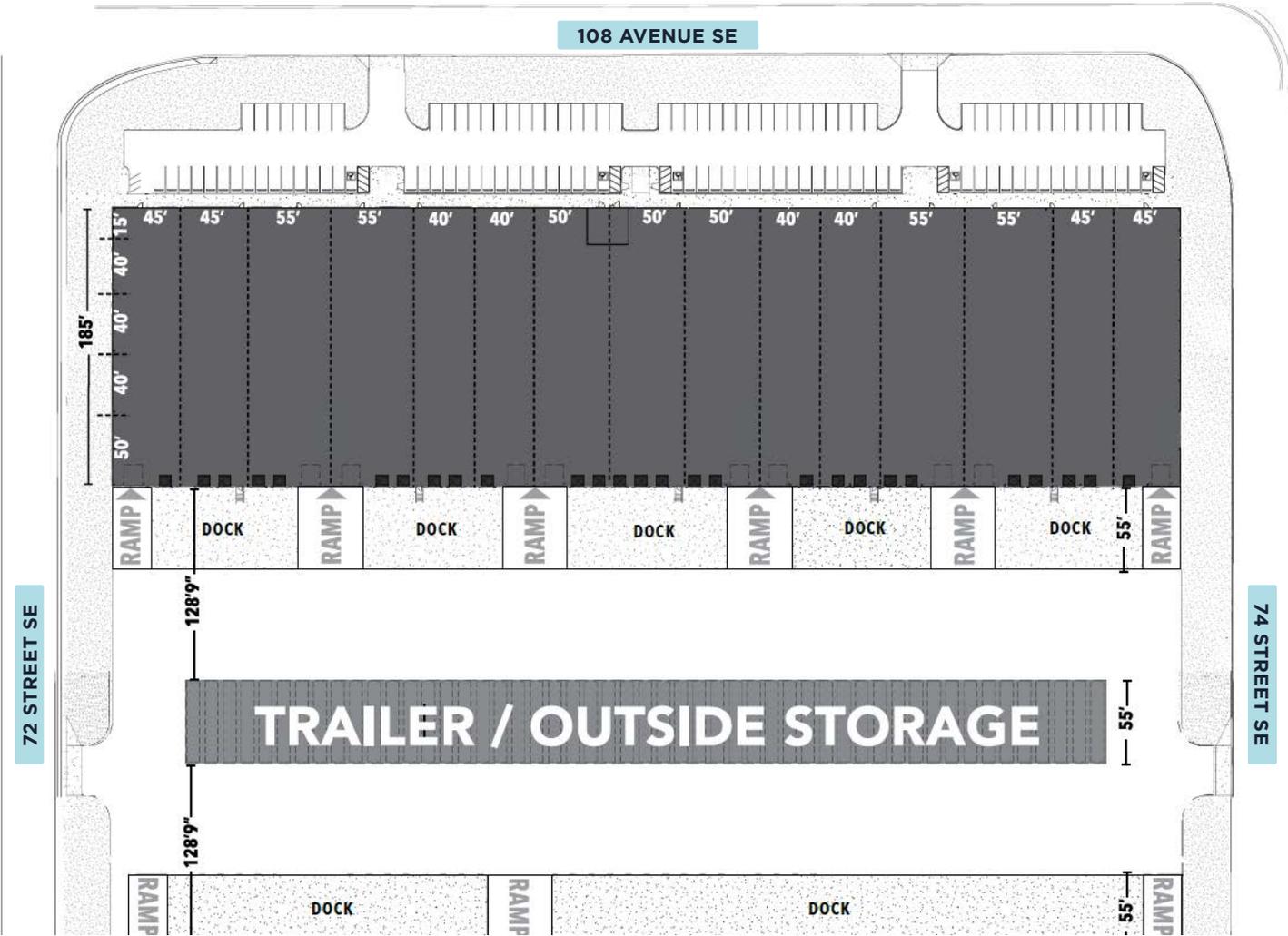
Sublease Particulars

Sublease Rate:	Contact agents
Operating Costs (2024):	\$4.82 psf
Availability:	30 days notice
Sublease Expiry:	March 30, 2028



SITE PLAN

131,350 SF

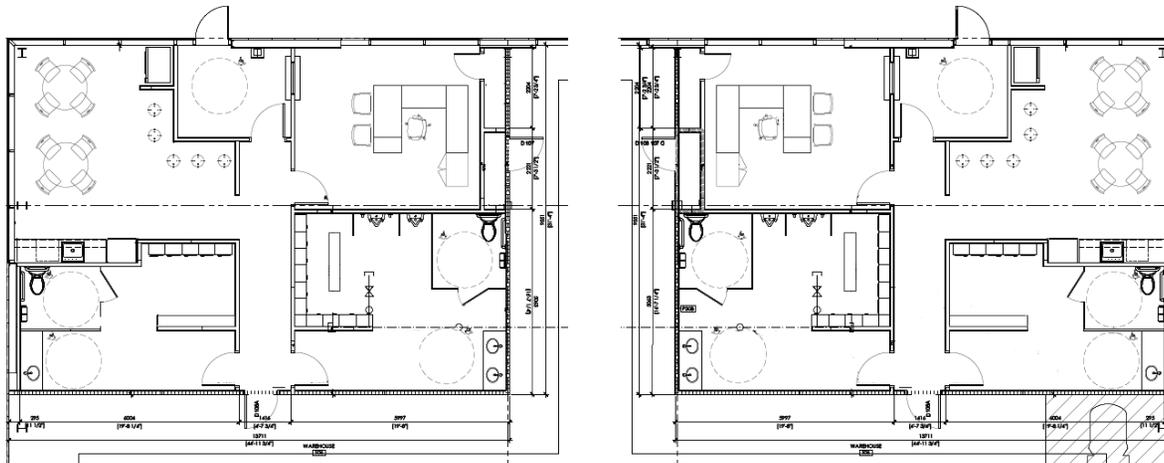


*Not to scale, not exactly as shown.

OFFICE LAYOUT

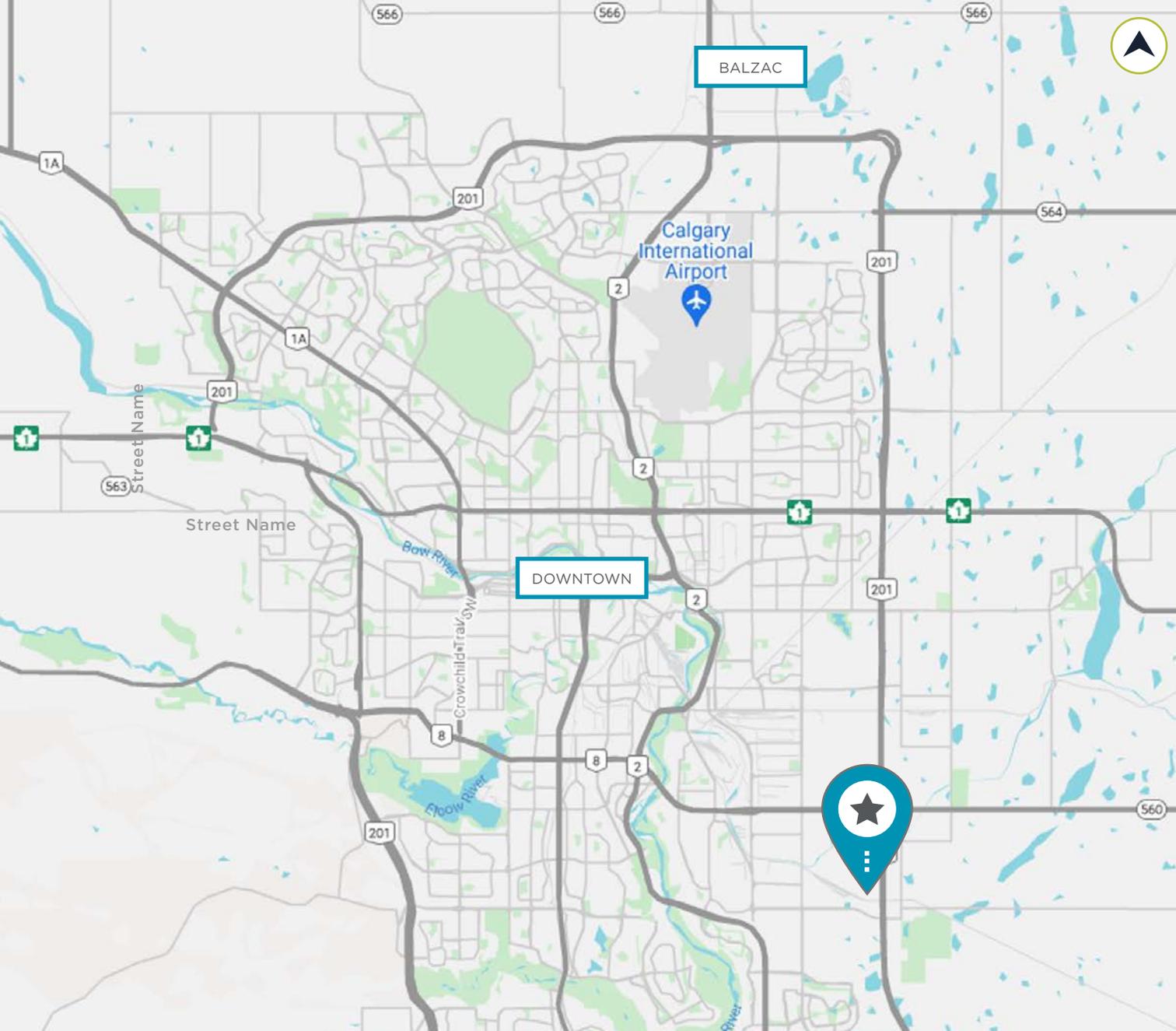
TWO (2) IDENTICAL 1,500 SF OFFICE BUILD-OUTS IN BAYS A & O

- One (1) vestibule entrance
- One (1) dedicated office
- Fully demised from warehouse
- Lunchroom
- Two (2) washrooms
- RTU unit





AERIALS



20 MINS
TO DOWNTOWN

25 MINS
TO AIRPORT

30 MINS
TO BALZAC

5 MINS
TO STONEY TRAIL

10 MINS
TO DEERFOOT TRAIL

3 MINS
TO GLENMORE TRAIL

CORPORATE NEIGHBORS





CONTACT INFORMATION

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