

10 SMED LANE SE, UNIT 140

CALGARY, AB

RARE DISTRIBUTION OPPORTUNITY
WITH INTERNAL TRUCK COURT

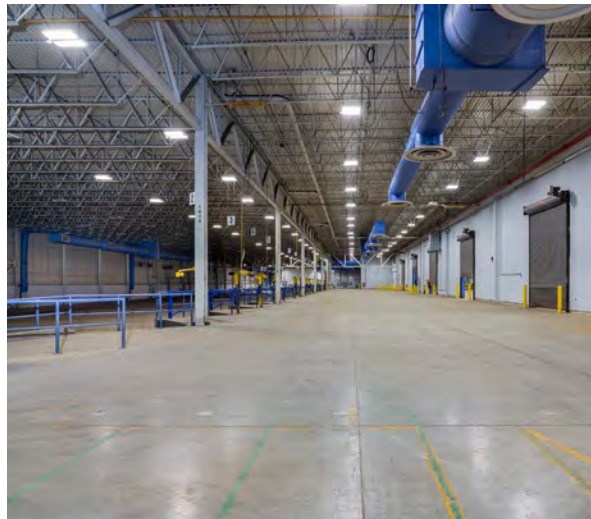
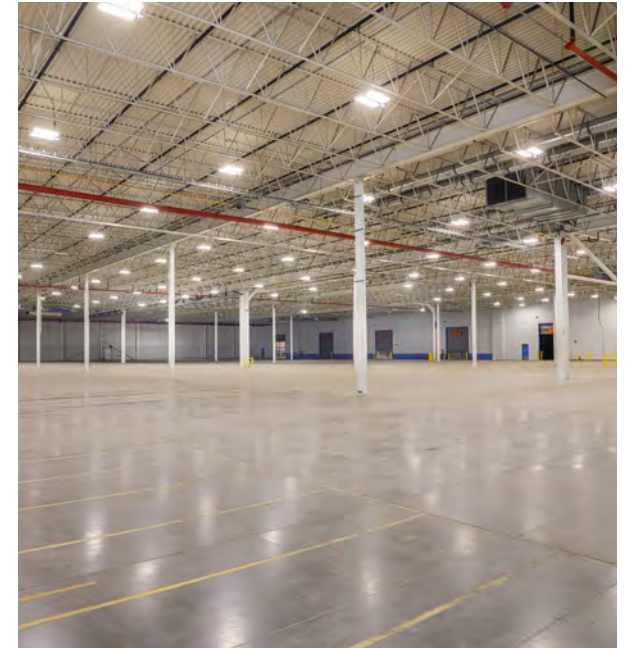
UP TO ±166,413 SF FOR LEASE



Colliers

BUILDING SPECIFICATIONS

District	Starfield Industrial Park
Zoning	I-G, Industrial General
Year Built/Retrofit	1999/2019
Gross Leasable Area	Option 1: ±166,413 SF Option 2: ±147,930 SF
Mezzanine	±4,671 SF
Ceiling Height	24' Clear
Loading	25 Dock Positions
	2 Courier Dock Positions
Column Spacing	50' x 50'
Power	2,500 Amp
Sprinklers	ESFR
Trailer Parking	Yes; 27 Stalls
Asking Lease Rate	Market
Operating Costs	\$5.66 PSF (est. 2026)
Availability	Immediate



FLOOR PLAN



ABILITY TO REMOVE THE INTERIOR OFFICE POD AND
BUILD ALONG THE PERIMETER WALL



NEW EXTERIOR GLAZING
FOR OPTION 1 ONLY
(RENDERING SHOWN ABOVE)

DEMISING OPTION
AVAILABLE

Warehouse & Office
±166,413 SF

EMPLOYEE PARKING,
TRAILER PARKING,
OR YARD

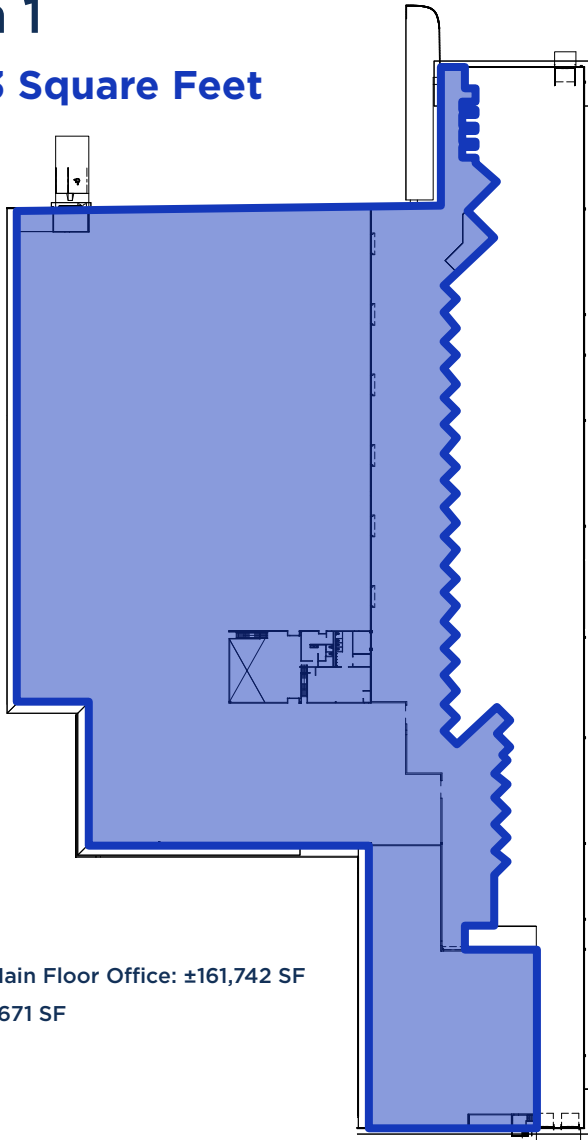
Loading Area
±58,236 SF

(Enclosed drive-in court **free** of charge)

DEMISING OPTIONS

Option 1

±166,413 Square Feet

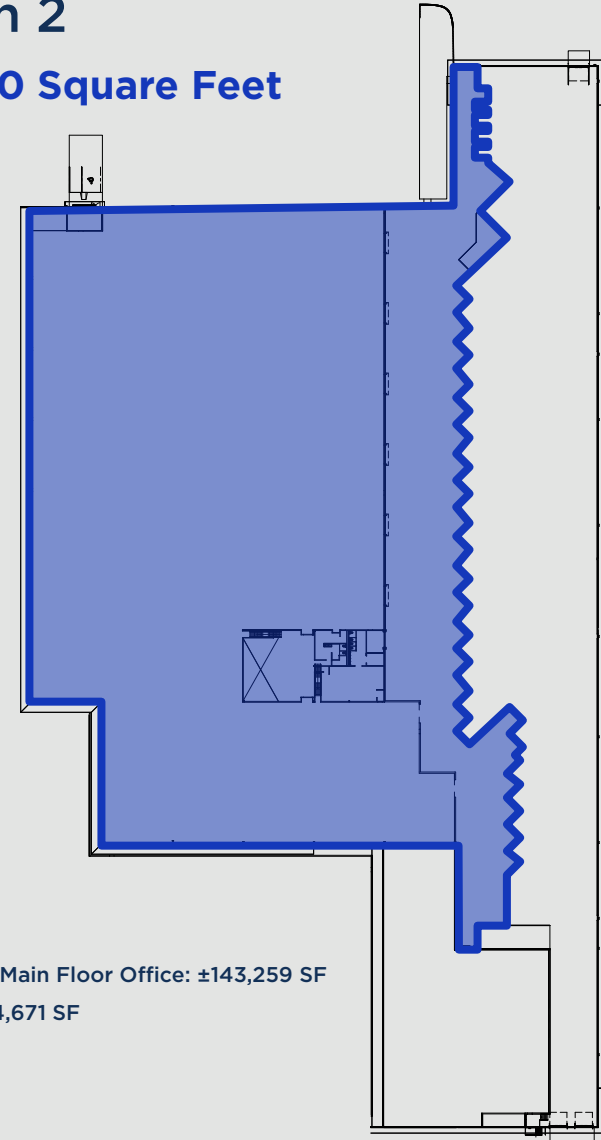


Warehouse & Main Floor Office: ±161,742 SF

Mezzanine: ±4,671 SF

Option 2

±147,930 Square Feet



Warehouse & Main Floor Office: ±143,259 SF

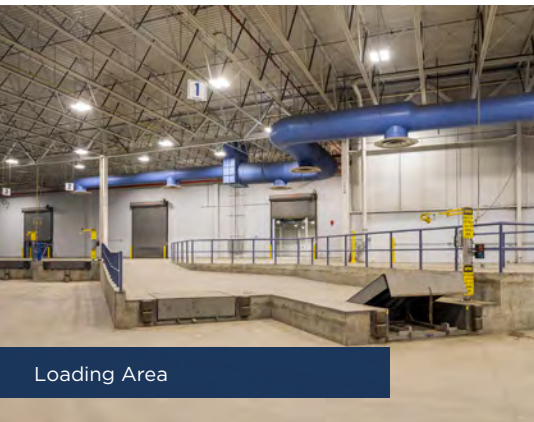
Mezzanine: ±4,671 SF



Office Area



Office Area



Loading Area

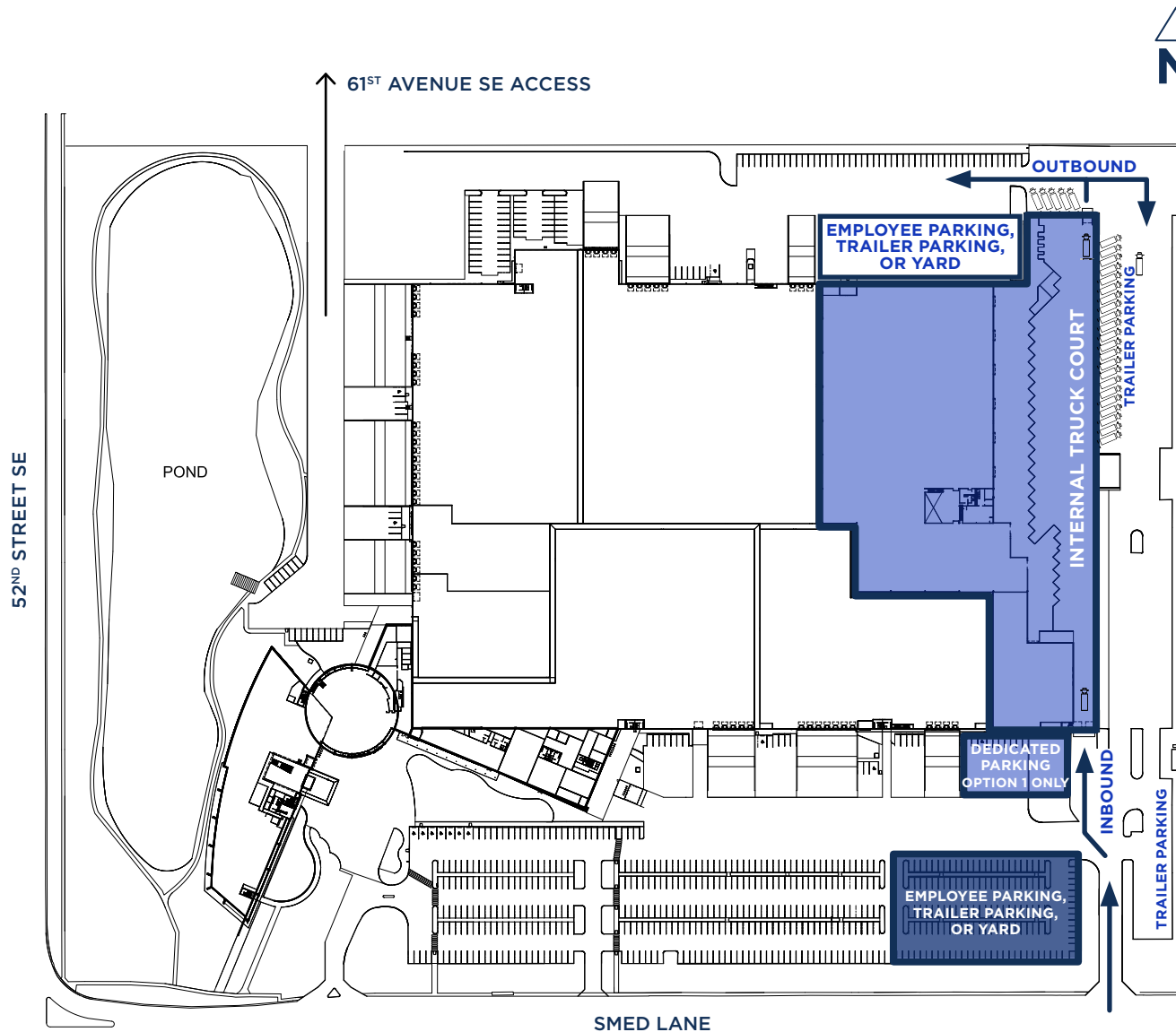


Warehouse Area



Warehouse Area

SITE PLAN



Highlights

- Trailer parking available
- Property offers rare internal truck court
- Forklift charging stations
- Free on-site fitness and shower facilities
- Property situated in an established industrial park
- Flexible I-G zoning allows for a wide variety of general industrial uses or distribution tenants

Improvements

- Lighting upgraded to LED
- Extensive industrial clean inclusive of vents and ductwork
- Interior wall repainting
- New roller doors
- Exterior glazing can be completed

±166,413

SQUARE FEET AVAILABLE



Office Area



Employee Locker Area



Parking Area



Drive-In Truck Court Area



Warehouse Area

SITE DETAILS



LOCATION OVERVIEW

Subject Property

- 1 Brewsters
- 2 Petro Pass
- 3 Mary Brown's Chicken
- 4 Shawarma Factory
- 5 Tim Hortons
- 6 Subway
- 7 Dairy Queen
- 8 Kal Tire
- 9 McDonald's
- 10 Tim Hortons
- 11 A&W
- 12 Feast of India

Bus Stop

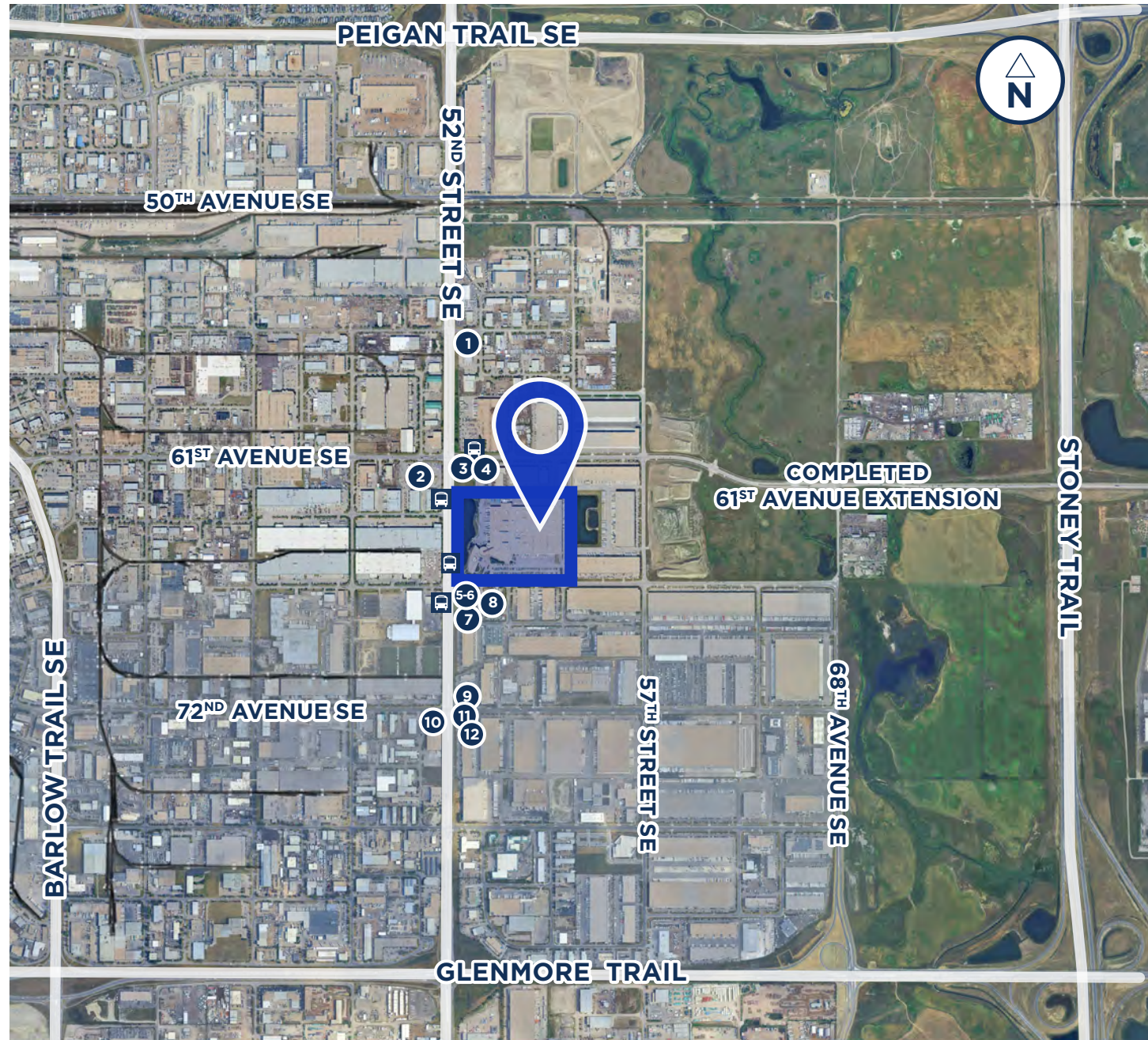
 Easy access to major city thoroughfares such as Stoney Trail & Glenmore Trail

 Bus stop on property

 30 minute drive to the Calgary International Airport

 20 minute drive to Downtown Calgary

 Red Deer | 1 Hour 36 Min
Edmonton | 3 Hours
Lethbridge | 2 Hours 4 Min



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