

Industrial Distribution Space

High Quality Improvements in Place

SPACE OVERVIEW

- » Functional Industrial Bay located in Building 1 at the highly sought-after Canal108 development in SE Calgary
- » Modern warehouse construction with 32' clear ceiling height, ideal for racking, storage, or light industrial uses
- » Dock and/or grade loading configuration (efficient loading for last-mile, distribution, or service users)
- » ESFR sprinkler system (K-16.8) designed for high-pile storage and flexible racking layouts
- » LED high-bay lighting with motion sensors providing excellent warehouse illumination
- » Heavy-duty concrete slab (7" slab with estimated 850 lbs PSF load capacity)
- » Gas-fired unit heaters throughout the warehouse area
- » Clerestory windows providing natural light at the rear of the bay
- » Access to shared truck court with 129' depth and continuous concrete dolly pad
- » Fenced compound yard - 3,000 SF - double gated with drive-through capability. Can be used as 4 trailer stalls or fenced yard
- » **Racking and furniture negotiable**

LEASE DETAILS

TOTAL AREA	±10,547 SF
OFFICE AREA	±3,000 SF
WAREHOUSE AREA	±7,547 SF
SUBLEASE RATE	Starting at \$16.48 PSF
OP COST	\$5.93 PSF (2026)
SUBLEASE TERM	until October 30, 2031
ZONING	I-G (Industrial General)
LOADING	2 Dock doors (9'x10') 1 Drive-In Door (12' x 14')
CEILING HEIGHT	32' clear (TBV)
POWER	347/600 volt, 3 phase, 200 amp service
PARKING	13 Assigned stalls (0.8 stalls/1,000 SF)
PALLET RACKING	24' high - Negotiable
YARD AREA	3,000 SF (\$600/month)
AVAILABLE	Negotiable

September 1, 2026

For more information,
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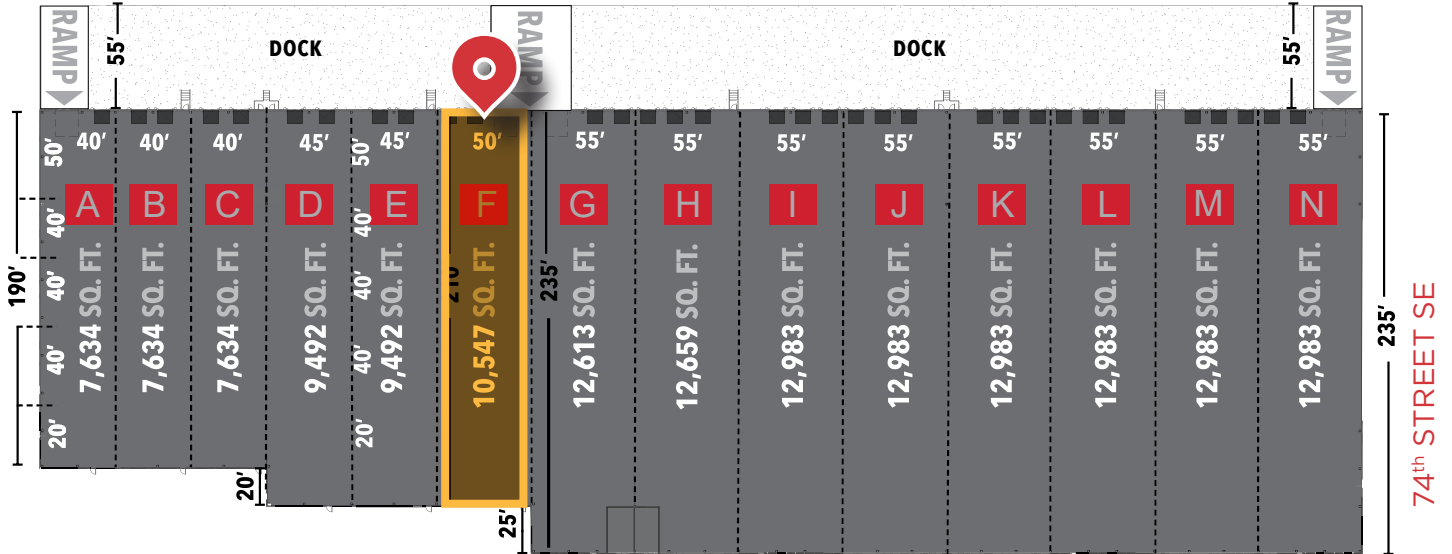
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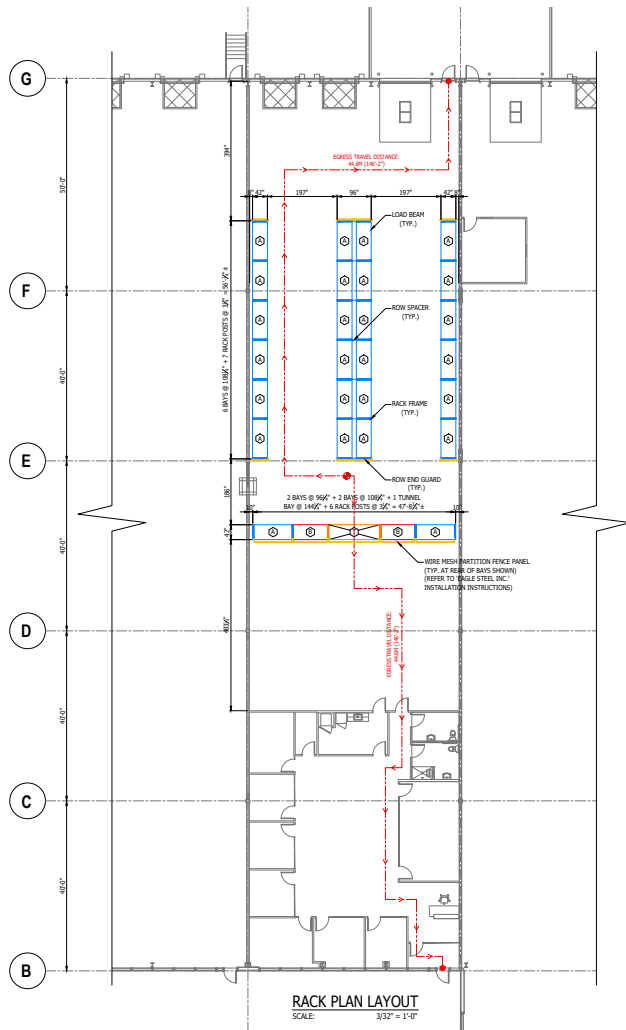
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SITE PLAN

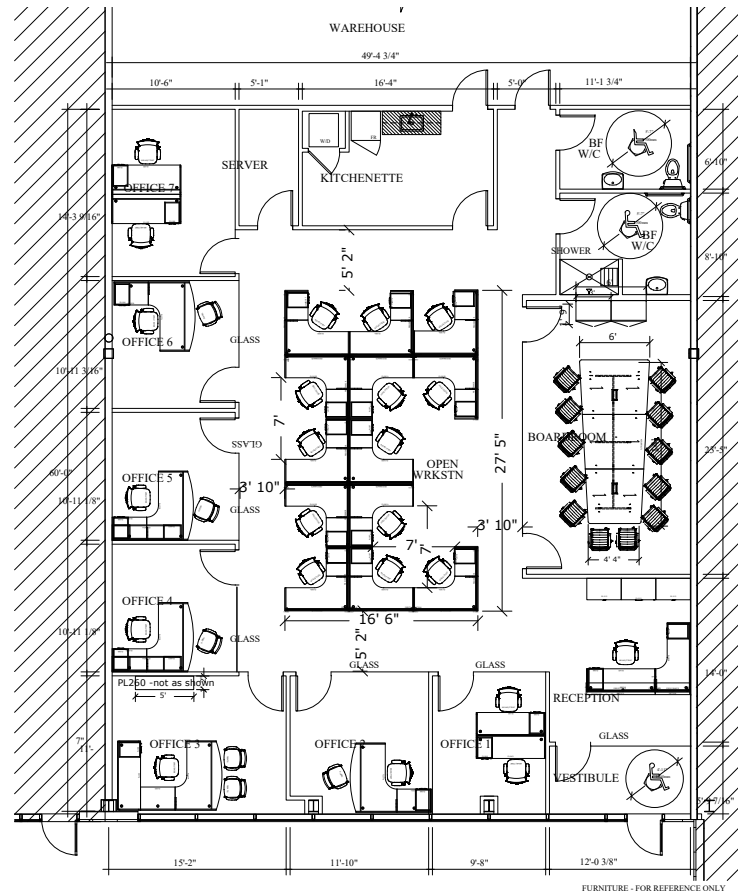
BUILDING 1
7350 110TH AVE SE

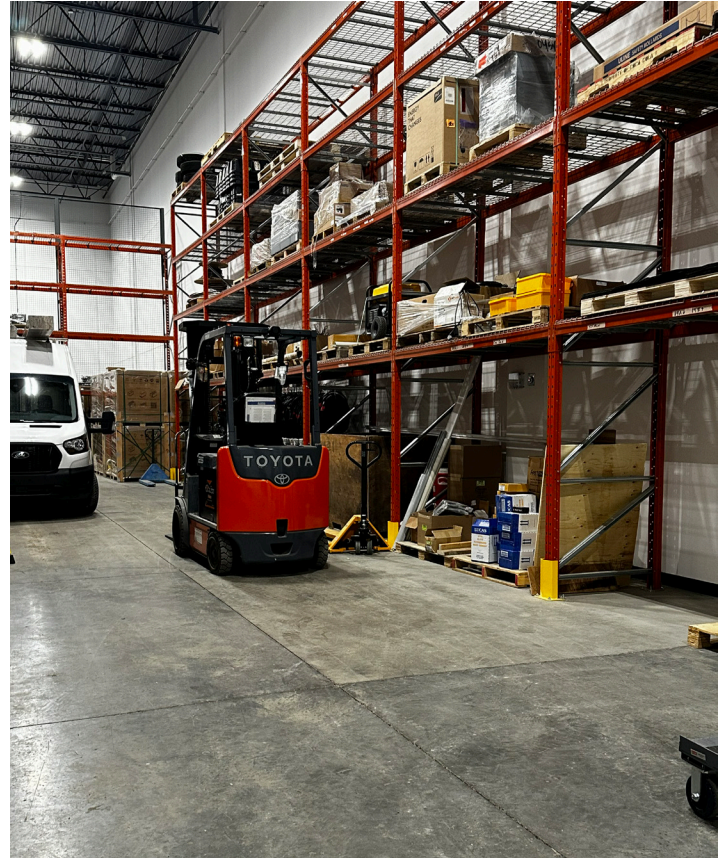
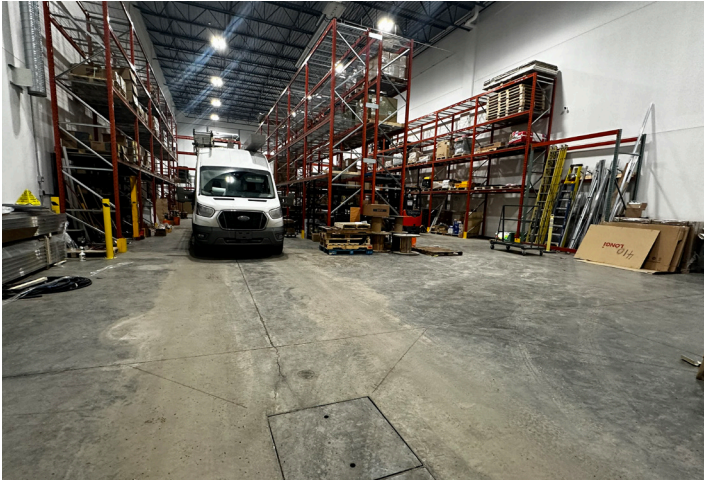


RACK PLAN LAYOUT

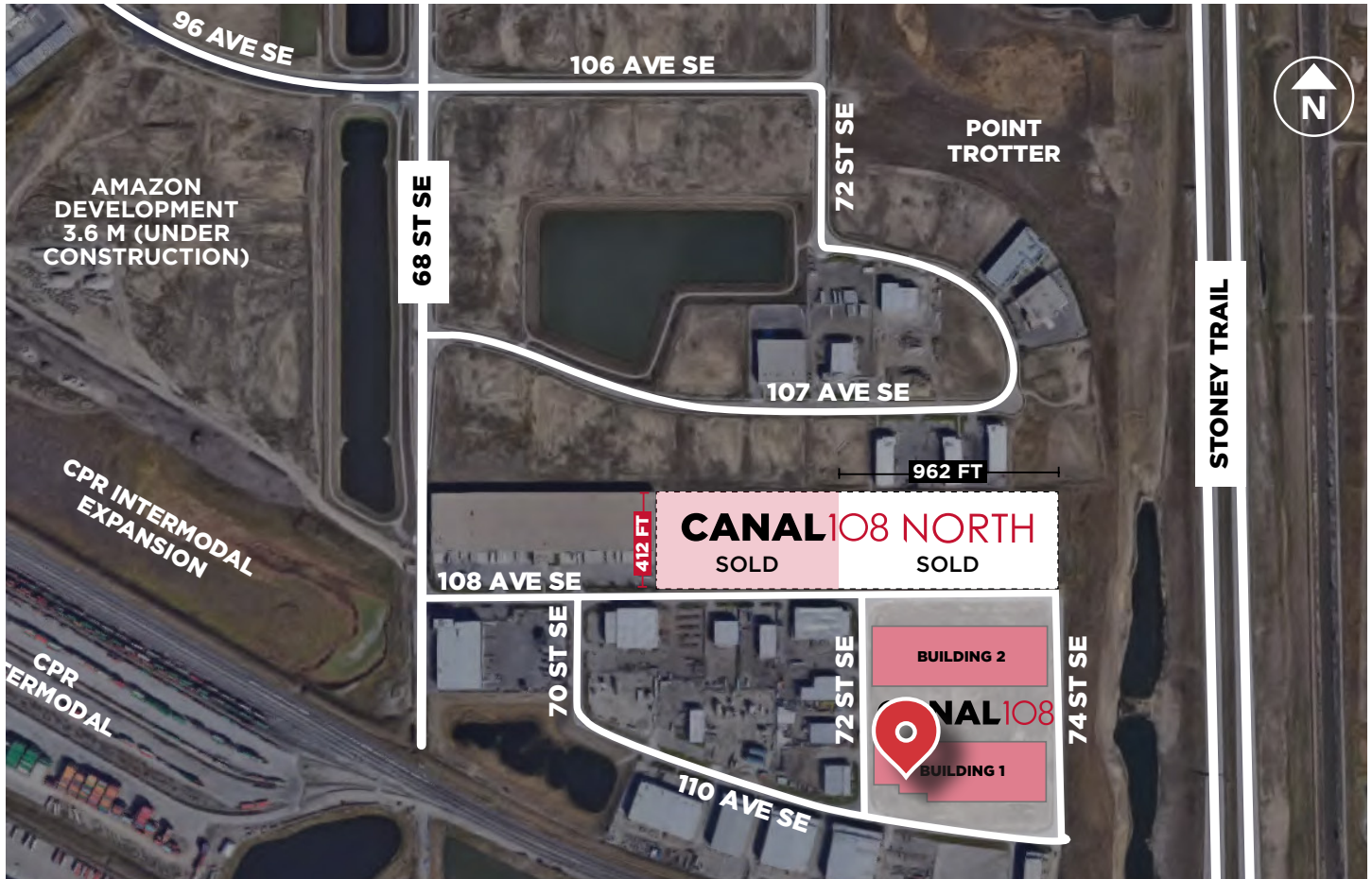


OFFICE SPACE LAYOUT









AMENITIES

- » Direct exposure and immediate access to Stoney Trail
- » Surrounded by major industrial users including logistics and distribution operations
- » Excellent connectivity via Glenmore Trail, 52nd Street SE, and 68th Street SE
- » Transit-accessible location with nearby bus routes: 149 (68th Street) and 23 & 150 (52nd Street)
- » Route 149 connects with Route 23 and 302 BRT
- » Numerous restaurants in area along 52nd Street
- » TELUS fibre to building
- » Part of a new-generation industrial park with strong tenant mix and professional curb appeal

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