

CANAL108

WAREHOUSE FOR LEASE

**BUILDING 1
155,600 SF**

**STRATEGIC
SOUTH EAST
CALGARY LOCATION**





LANDLORD'S WORK

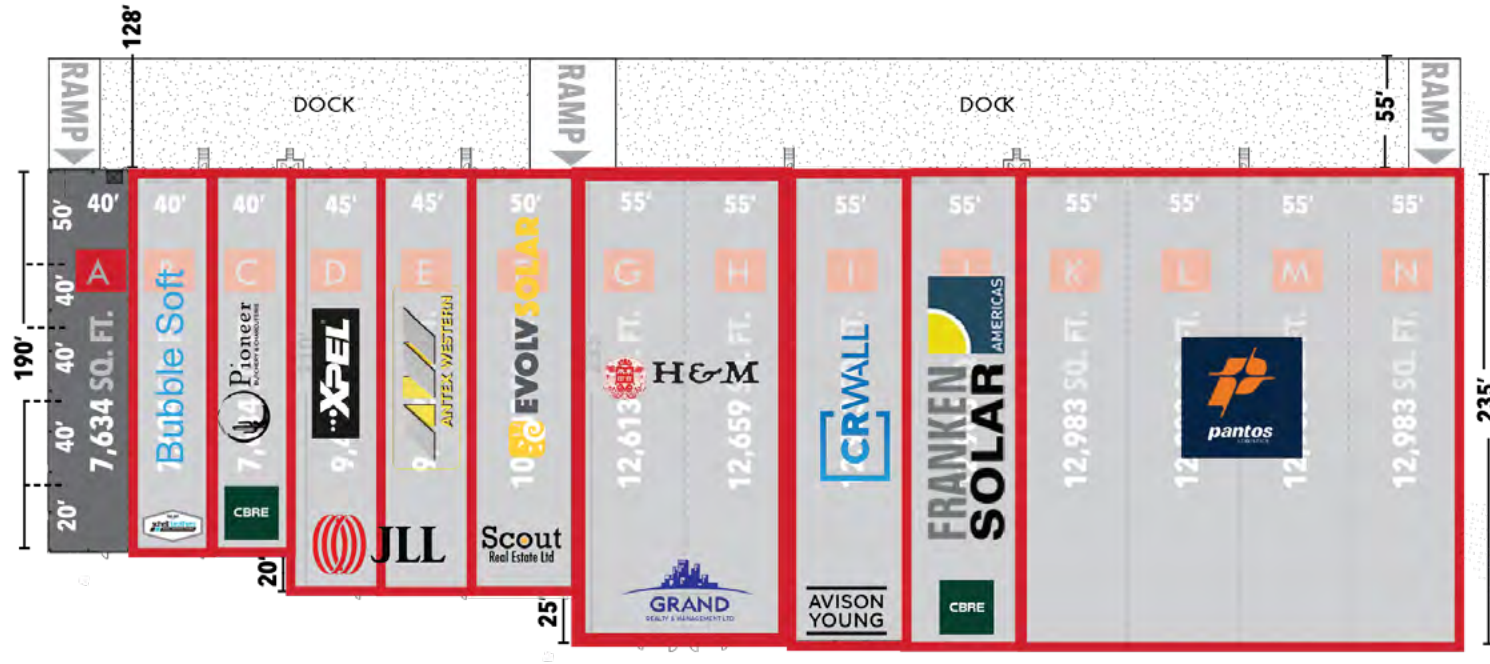
- Supply and install new 200 amp, 600 volt, 3 phase service with panel
- 45 KVA transformer, 120/208 volt subpanel
- Connect existing base building equipment to new electrical service
- Full height insulated demising wall, one-hour fire rating
- Provide and install RTU unit to service the office premises

AMENITIES

- Direct exposure to Stoney Trail
- Roads on all 4 sides of project, providing easy access for cars and trucks
- Upgrades to 68th Street/Glenmore Trail intersection are complete
- Trailer drops/outside storage available
- Exclusive truck access to truck court
- Area serviced by 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

SPECIFICATIONS

Area	155,600 SF
Depth	190', 210', 235'
Bay Size	7,634 SF (40' x 190'), 9,492 SF (45' x 210'), 12,983 SF (55' x 235')
Staging Bay Depth	50'
Parking	122 stalls (0.8 stalls/1,000 SF)
Loading Doors	33 manual dock doors, 9' x 10' with 40,000 lb mechanical levelers (1 per 4,715 SF), 4 electric grade doors, 12' x 14' (1 per 38,900 SF)
Floor	7" slab, est. uniform load capacity of 850 lbs p.s.f., floors to be saw cut and sealed
Sprinkler	ESFR K factor of 16.8 (Imperial), 80 PSI, designed for single, double, or multi row racking, 31' max height storage of Class I to IV commodity
Zoning	IG, general industrial
Clear Height	32' to underside of joists
Walls	(IMP) - Insulated metal panels (R-14.4)
Electricity	2,000 amp, 347/600 volt, 3 phase, 200 amp service provided to individual bays
Truck Court	129' truck court with 55' deep continuous concrete dolly pad
Heating	Gas fired unit heaters in warehouse
Warehouse Lighting	LED highbay interior lighting with motion sensors (35 ft. candles at eye level)
Window	Clerestory windows at rear of each bay
Roof	EPDM with R-30 insulation
Dock Height	48"
Trailer/Outside Storage	51 trailer drops, 7" concrete pad, 55' x 620'



Bay	Loading	# of Bays	Sq. Ft	Build-Out	Op Cost 2025 Budget Estimate
A	Dock & Grade	1 Bay	7,634 SF	960 SF Office	OPC: \$1.41
B	Dock Only	1 Bay	7,634 SF	2 Washrooms	Management Fee: \$0.72
C/H	Dock & Grade	2 Bays	25,272 SF	Shell Space	Property Tax: \$3.38
					Total: \$5.51

Trailer Drop/Storage - \$150 Per Drop / Per Month *Rate does not include Trailer/Storage Rent



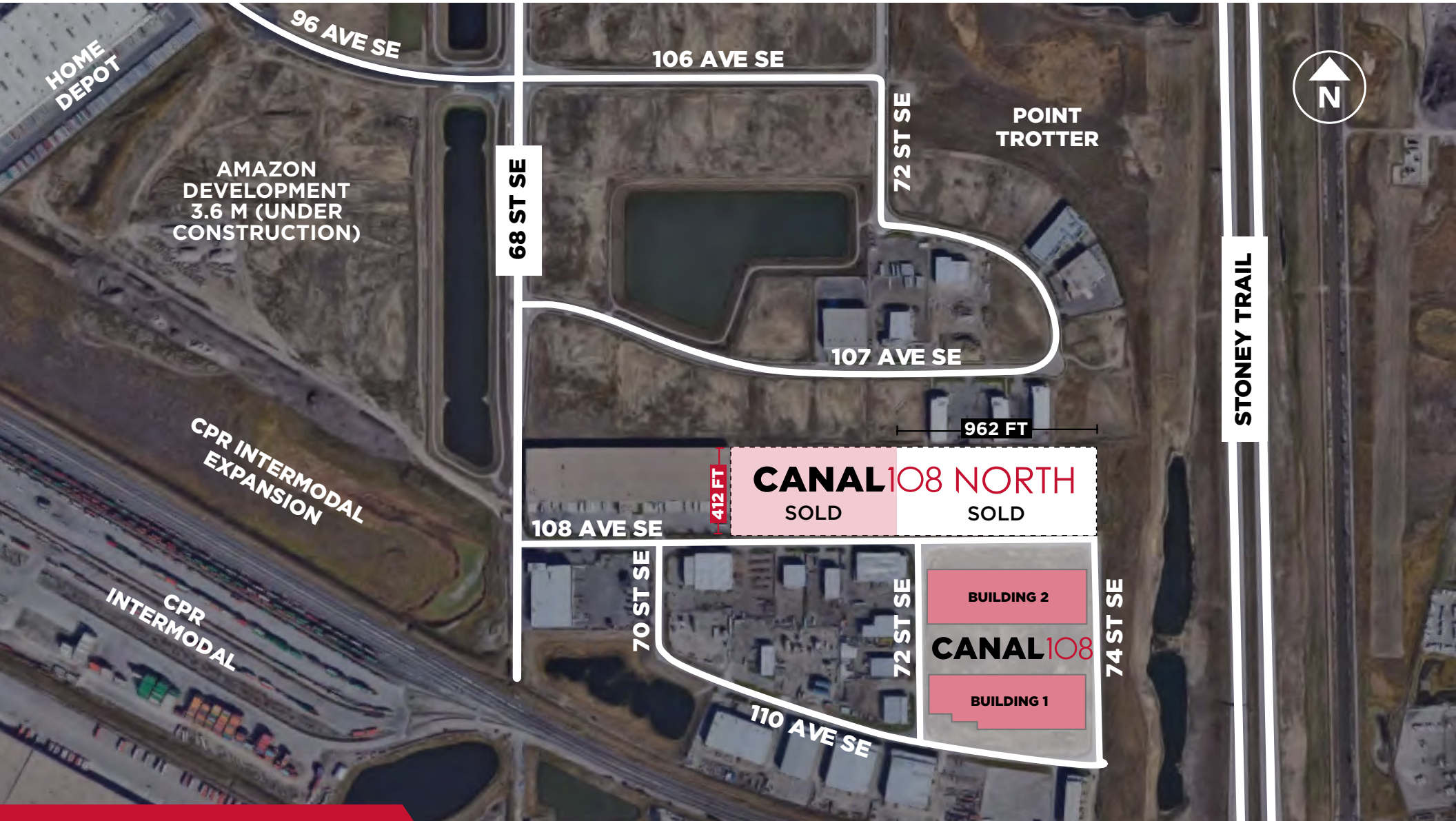
TRANSIT ROUTES

-  BUS ROUTE 150
-  BUS ROUTE 149
-  BUS ROUTE 23



ACCESS & AMENITIES





SITE AREA



CANAL108
canal108.ca

**FOR
LEASE**

FOR MORE INFORMATION, PLEASE CONTACT:

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