



# 173,423 SF WAREHOUSE FOR LEASE



**6980 108 AVENUE SE**

Divisible to  $\pm 39,062$  SF

**STRATEGIC  
SOUTHEAST  
CALGARY LOCATION**





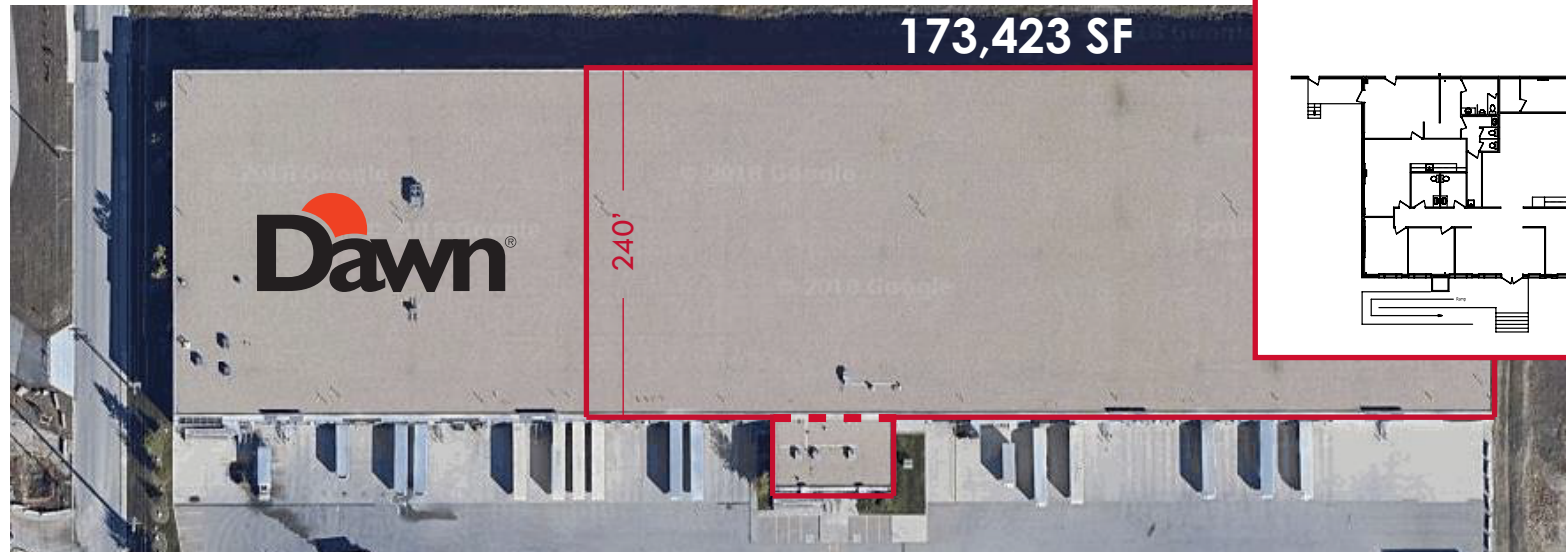
# 6980 108TH AVE SE

## BUILDING SPECIFICATIONS

<b>ADDRESS:</b>	6980 108th Avenue SE
<b>BUILDING AREA:</b>	226,897 square feet
<b>CLEAR HEIGHT:</b>	28'
<b>LOADING:</b>	33 dock doors, 1 drive-in
<b>BUILDING DEPTH:</b>	240'
<b>TYPICAL GRID:</b>	55' (W) x 40' (L)
<b>BUILDING POWER:</b>	2,000-amps, 347/600-volt, 3-phase, 4-wire
<b>CONSTRUCTION:</b>	Insulated pre-cast concrete walls
<b>TRUCK COURT DEPTH:</b>	128'
<b>CONCRETE APRON:</b>	55'
<b>LAND USE/ZONING:</b>	I-G (Industrial General)
<b>SITE SIZE:</b>	8.90 Acres
<b>LIGHTING:</b>	Warehouse: 2' x 4' LED fixtures with motion sensors Office: 2' x 4' LED fixtures with T8 lights
<b>HVAC:</b>	Warehouse: ceiling-hung, gas-fired unit heaters and infrared heaters Office: combination of rooftop-mounted, gas fired, heat-cool packaged units
<b>SPRINKLER:</b>	ESFR



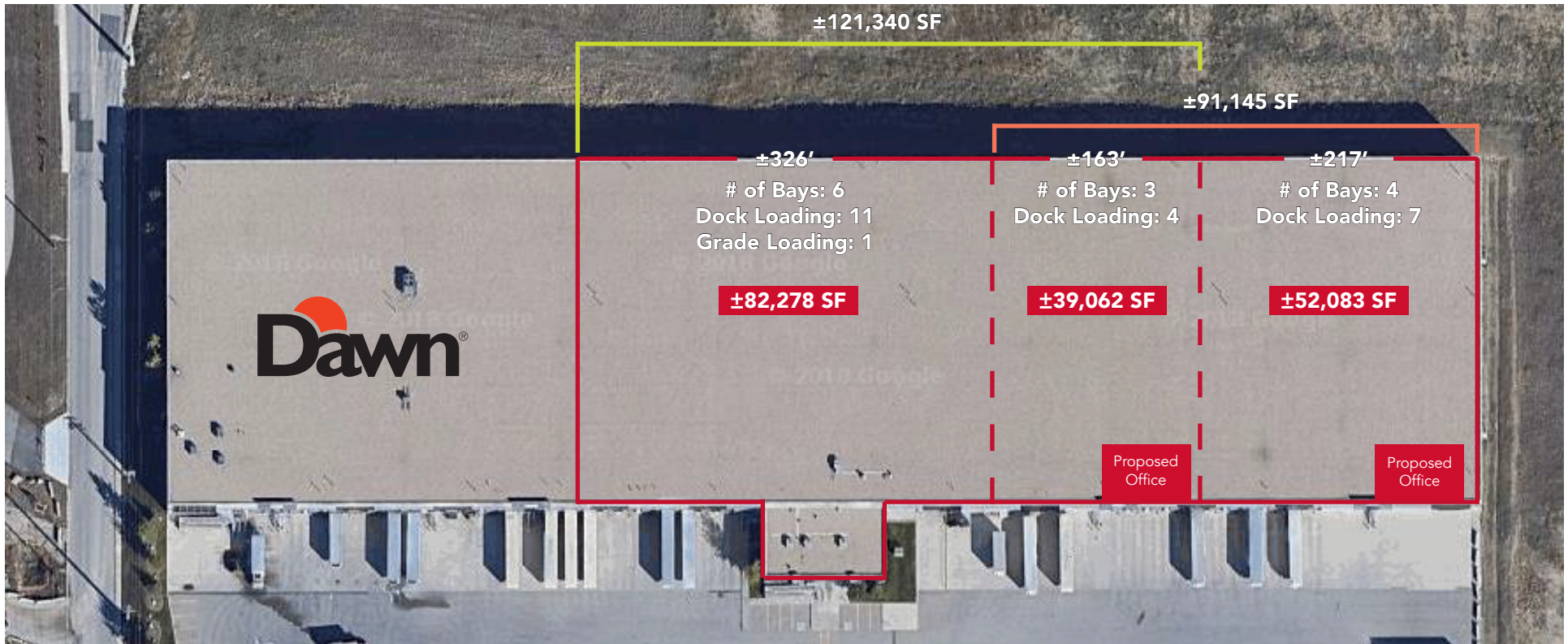
# 6980 108TH AVE SE



<b>AREA:</b>	173,423 square feet (includes 4,155 square feet of office area)
<b>DEPTH:</b>	240'
<b>PARKING RATIO:</b>	0.5/1,000 square feet (does not include trailer drops)
<b>LOADING DOORS:</b>	23 Pentalift Hydraulic dock levelers and vehicle restraints 1 grade-level loading door. Loading dock includes a 55' concrete apron
<b>CLEAR HEIGHT:</b>	28'
<b>DOCK HEIGHT:</b>	48'
<b>TRAILER/OUTSIDE STORAGE:</b>	23 trailer drops, truck court has a minimum depth of 128' to the dock
<b>RATE:</b>	\$9.00 PSF for entire space, negotiable if premises are subdivided into smaller units
<b>AVAILABLE:</b>	October 2026
<b>ESTIMATED OP COSTS (2025):</b>	\$1.31 (OPC) + \$0.14 (Management) + \$2.83 (Taxes) = \$4.28 PSF
<b>OFFICE BUILD-OUT:</b>	Meeting room, boardroom, kitchenette/lunchroom, 3 offices, men's and women's washrooms

## SPECIFICATIONS & FEATURES

# 6980 108TH AVE SE



Landlord will consider subdividing space to ±39,062 square feet units at **market rates**.

Bays are ±13,020 square feet.

Office build-out ±1,500 square feet.

## SPECIFICATIONS & FEATURES



## LOCATION

6980 108th Avenue SE is in close proximity to Stoney Trail and Glenmore Trail, which are both accessed off of 68th Street SE or 52nd Street SE. Stoney Trail provides convenient access to the TransCanada Highway, Queen Elizabeth II and the Calgary International Airport.

Additional trailer parking available at Canal 108.

- 10 min to Deerfoot Trail
- 15 min to Calgary downtown
- 25 min to Calgary Airport







**FOR MORE INFORMATION, PLEASE CONTACT:**

**DAVID FORBES** | [david.forbes@enrightcapital.com](mailto:david.forbes@enrightcapital.com) | T. 403.228.7462 | M. 403.612.0713

**JACKSON FORBES** | [jackson.forbes@enrightcapital.com](mailto:jackson.forbes@enrightcapital.com) | T. 403.228.7490 | M. 587.437.8909

**CONTACT**

