

FOR LEASE



7121 104th Avenue SE
CALGARY, AB

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FOR LEASE - UNIT 109



Lease Rate: Market

Operating Costs: \$5.95 per SF (2025 est.)

Available Area: [Unit 109](#)

Office: 1,685 SF
Warehouse +Mezz: 7,256 SF
Total: **10,626 SF**

Loading: 2 - Dock
1 - Drive

Ceiling Height 28' Clear

Available: Immediately

7121 104th Avenue SE

Brand new state of the art distribution facility built by Beedie in Point Trotter Industrial Park. With excellent access to Stoney Trail ring road and Glenmore Trail SE, Point Trotter is a premier logistics hub home to Amazon, Home Depot and CP Intermodal.

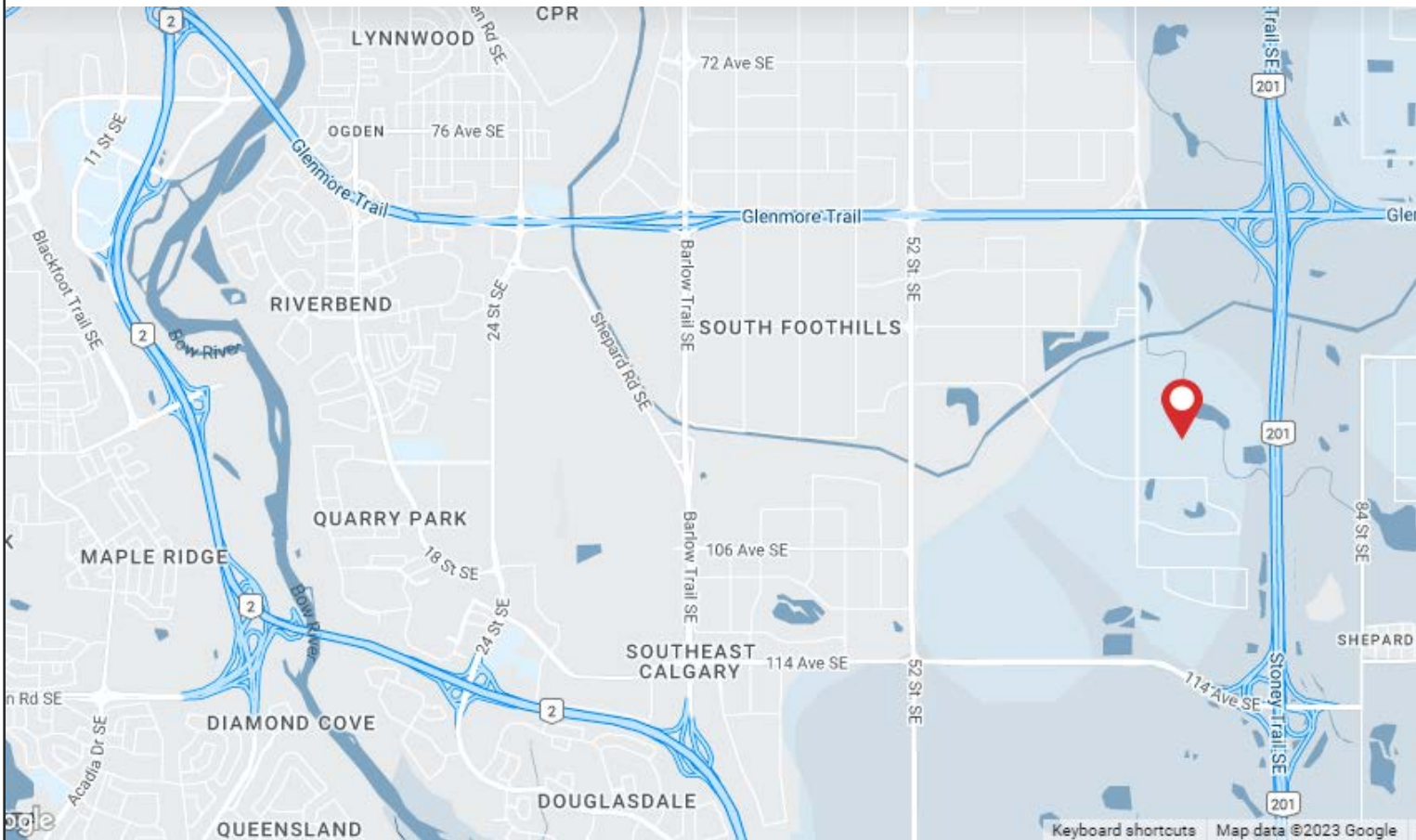
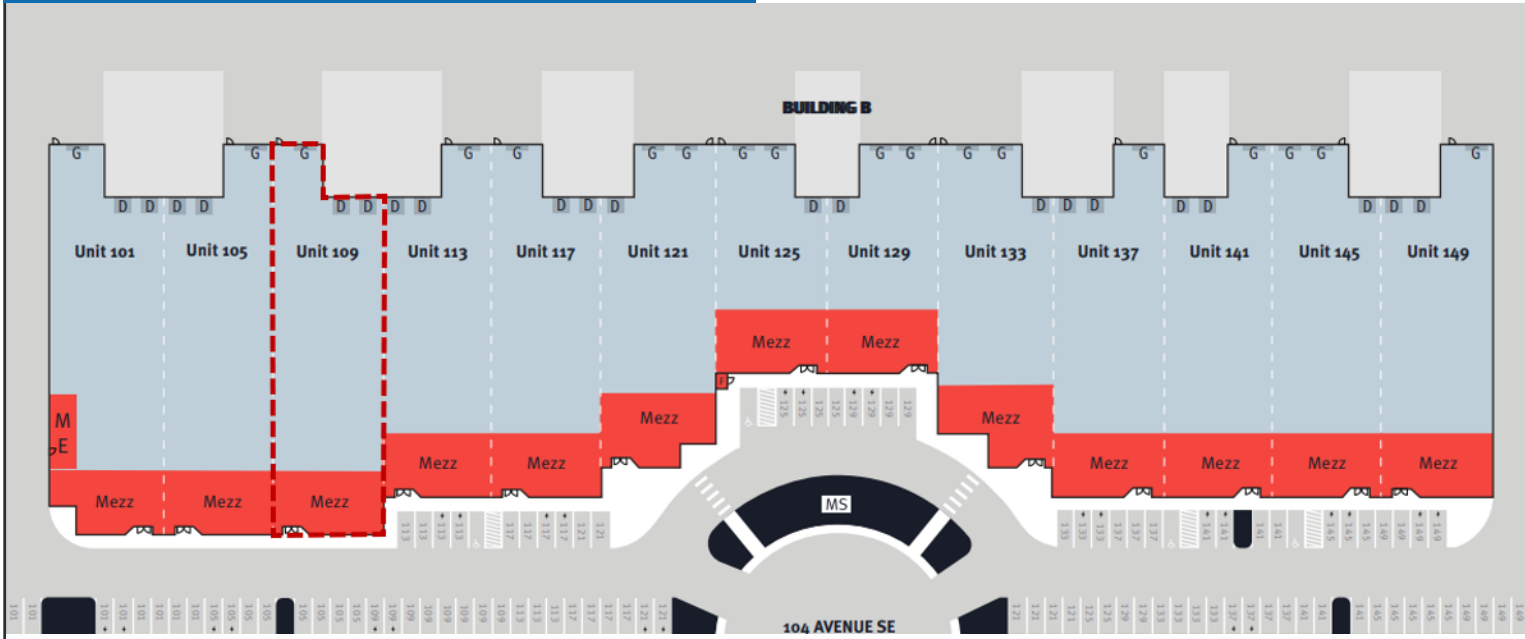
Highlights:

- 2 (8'6"x10') dock, 1 (12'x14') drive-in door
- 200-400 amps, 347/600 volts per bay (tbv)
- High efficiency LED lighting in warehouse
- 500lbs per SF live load warehouse floor capacity
- Sump drain
- ESFR sprinkler system
- Office build out completed

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SITE PLAN & LOCATION



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EXTERIOR



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WAREHOUSE



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