

FOR SALE



7121 104th Avenue SE, Unit #109
CALGARY, AB

LUKE MAYER

403.815.9426

LUKE@CYPRESSGROUP.CA

4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

FOR SALE - 10,609 SF WITH DOCK AND DRIVE-IN



Sale Price: \$275 per SF

Condo Fees+Taxes: TBV

Total Area: Unit 109

Office: 1,677 SF

Warehouse: 7,255 SF

Concrete Mezz: 1,677 SF

Total: **10,609 SF**

Loading: 2 - Dock
1 - Drive-In

Ceiling Height: 28' Clear

Available: Immediately

7121 104th Avenue SE

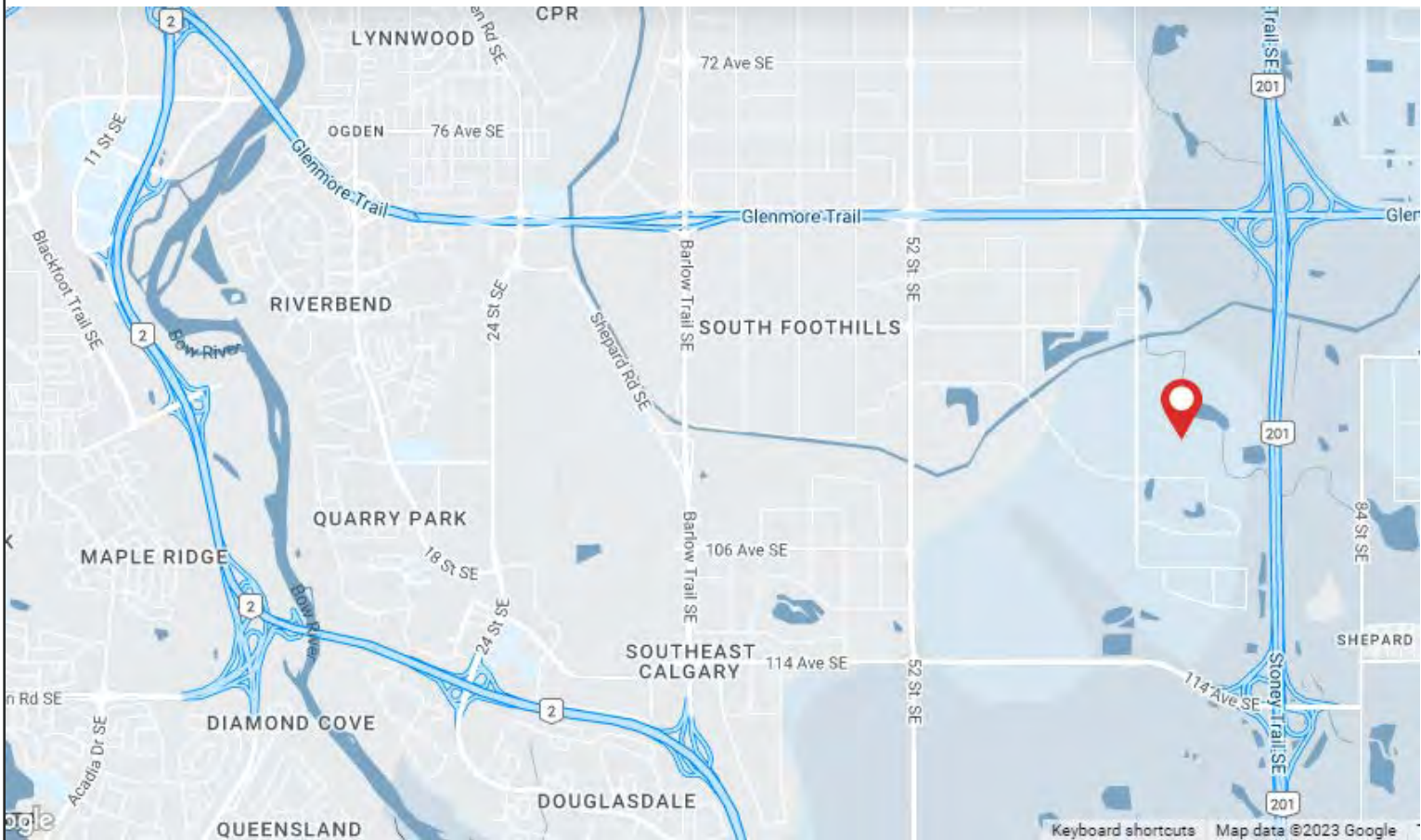
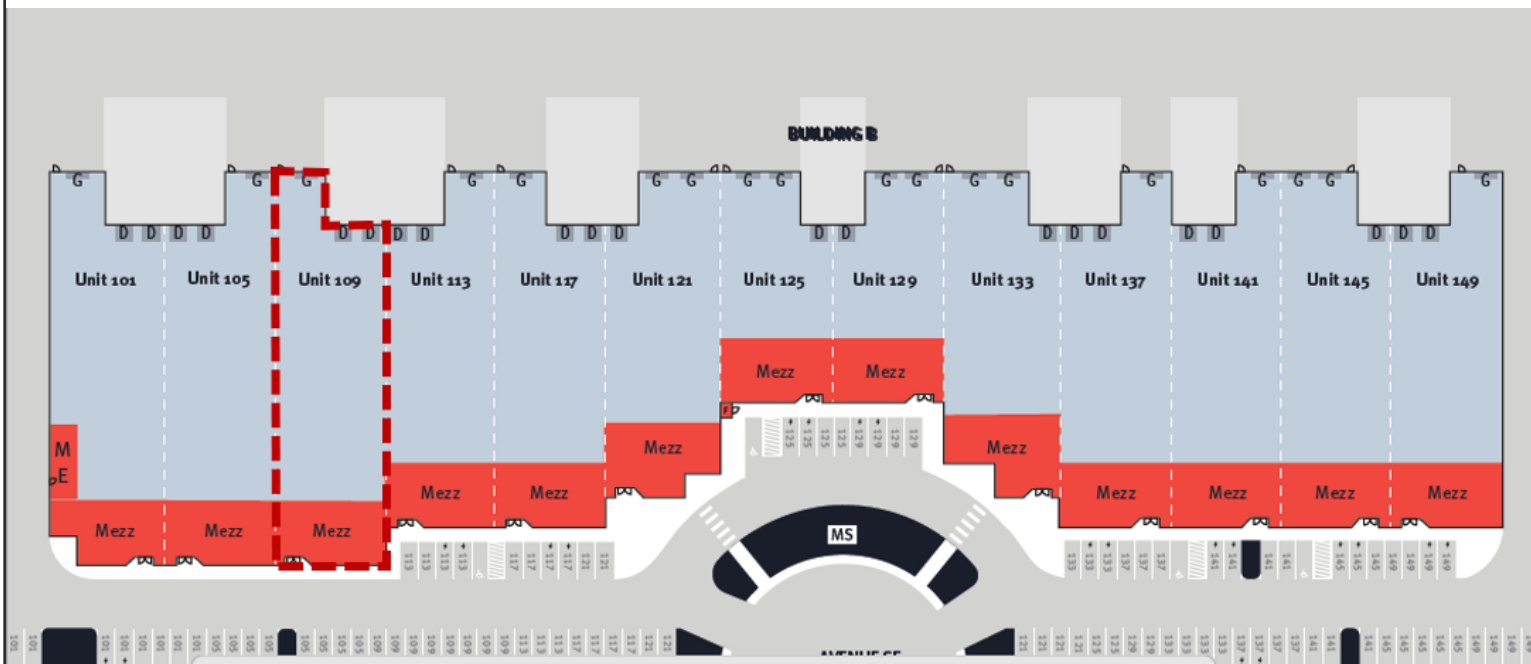
Recently constructed award winning state of the art distribution facility built by Beedie in Point Trotter Industrial Park. With excellent access to Stoney Trail ring road and Glenmore Trail SE, Point Trotter is a premier logistics hub home to Amazon, Home Depot and CP Intermodal.

Highlights:

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

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SITE PLAN & LOCATION



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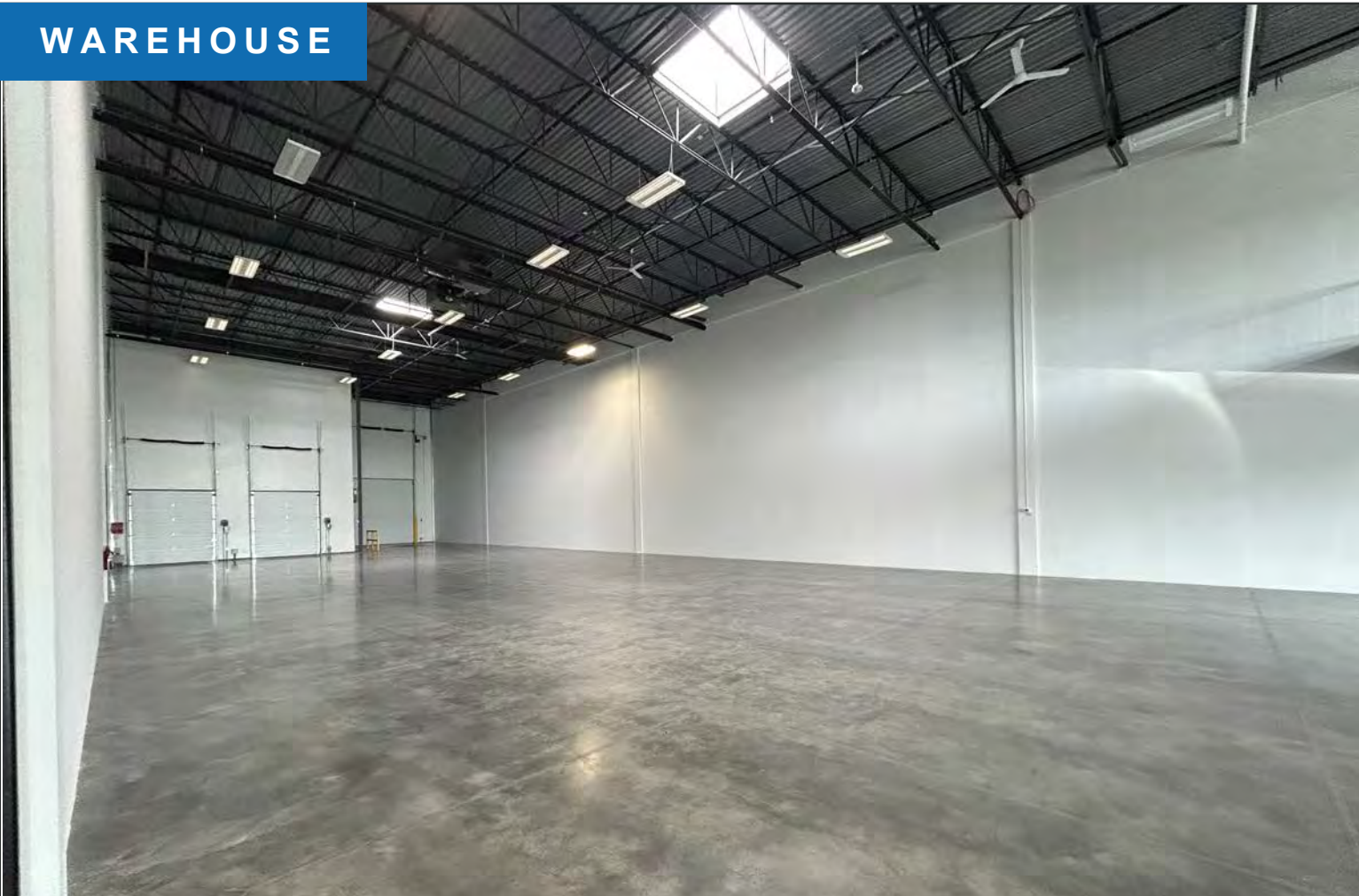
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EXTERIOR



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WAREHOUSE



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