

FOR SALE



7121 104th Avenue SE, Unit #109 & 113
CALGARY, AB

LUKE MAYER

403.815.9426

LUKE@CYPRESSGROUP.CA

4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

FOR SALE - 9,630 - 20,239 SF WITH DOCK AND DRIVE-IN



Sale Price: \$275 per SF

Condo Fees+Taxes: TBV

Total Area:	<u>Unit 109</u>	<u>Unit 113</u>
Office:	1,677 SF	1,575 SF
Warehouse:	7,252 SF	6,480 SF
Concrete Mezz:	1,677 SF	1,575 SF
Total:	10,609 SF	9,630 SF

Loading:	2 - Dock	2 - Dock
	1 - Drive-In	1 - Drive-In

Ceiling Height: 28' Clear

Available: Immediately

7121 104th Avenue SE

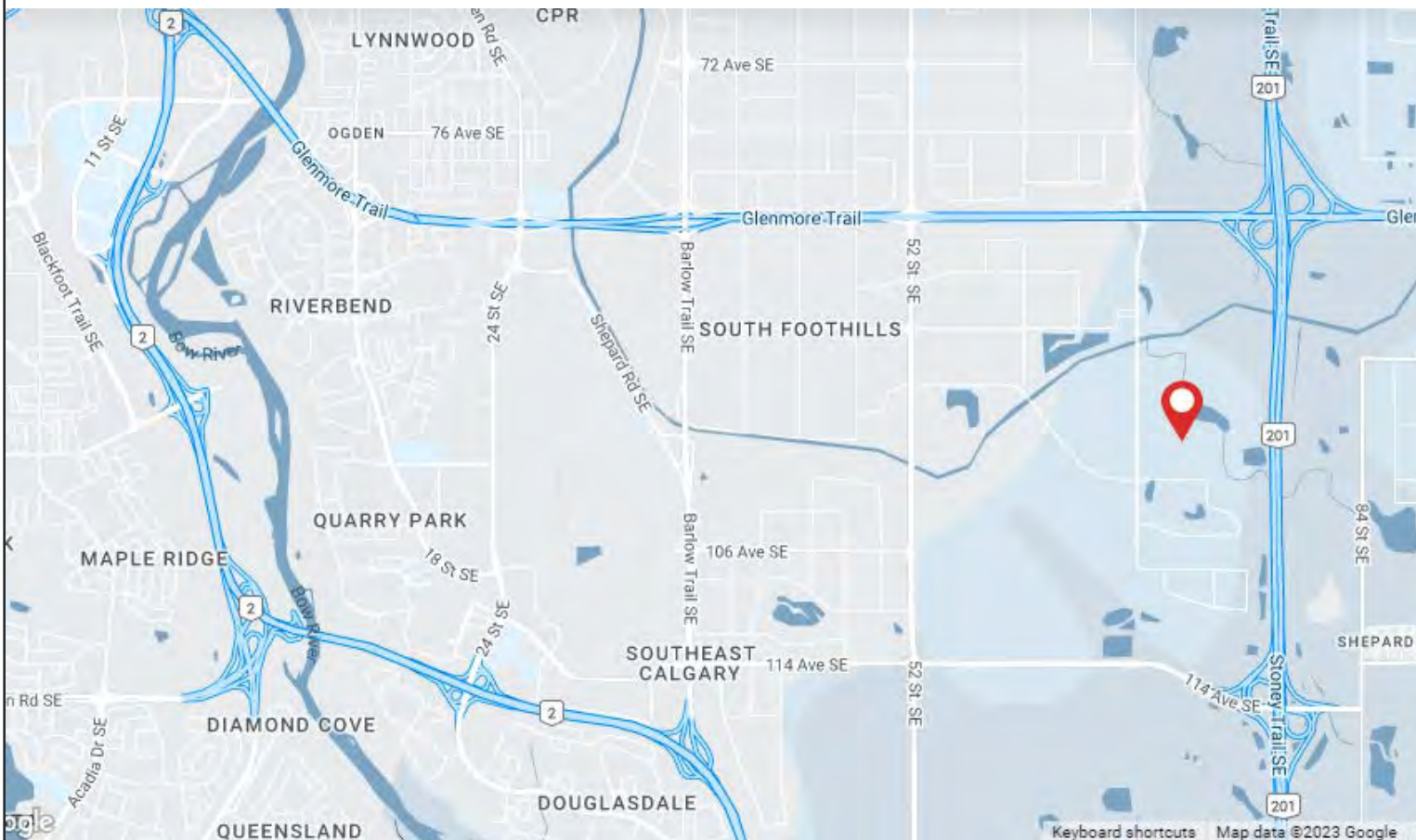
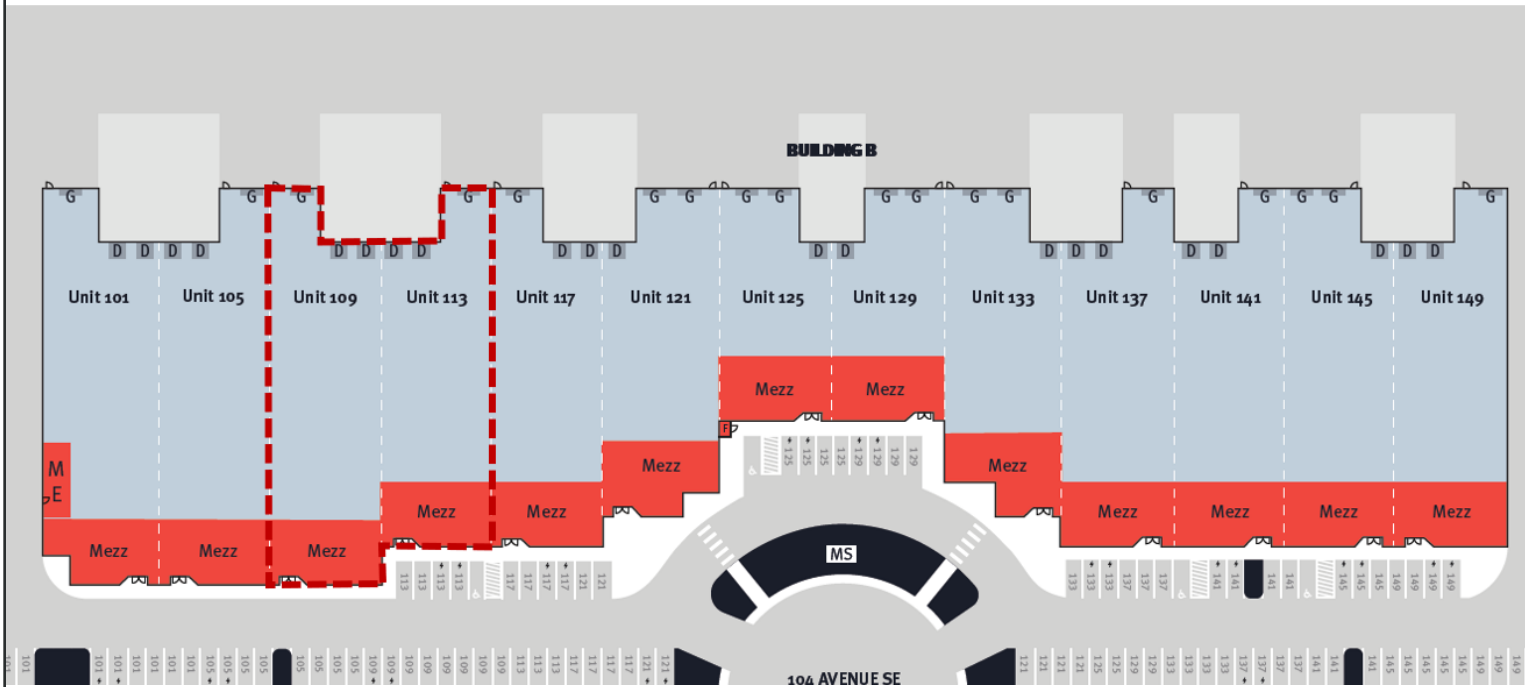
Recently constructed award winning state of the art distribution facility built by Beedie in Point Trotter Industrial Park. With excellent access to Stoney Trail ring road and Glenmore Trail SE, Point Trotter is a premier logistics hub home to Amazon, Home Depot and CP Intermodal. Units can be sold individually.

Highlights:

- 4 (8'6"x10') dock, 2 (12'x14') drive-in door
- 200-400 amps, 347/600 volts per unit (tbv)
- High efficiency LED lighting in warehouse
- 500lbs per SF live load warehouse floor capacity
- Sump drains in each unit
- ESFR sprinkler system
- Office buildout complete in 109 & 113

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SITE PLAN & LOCATION



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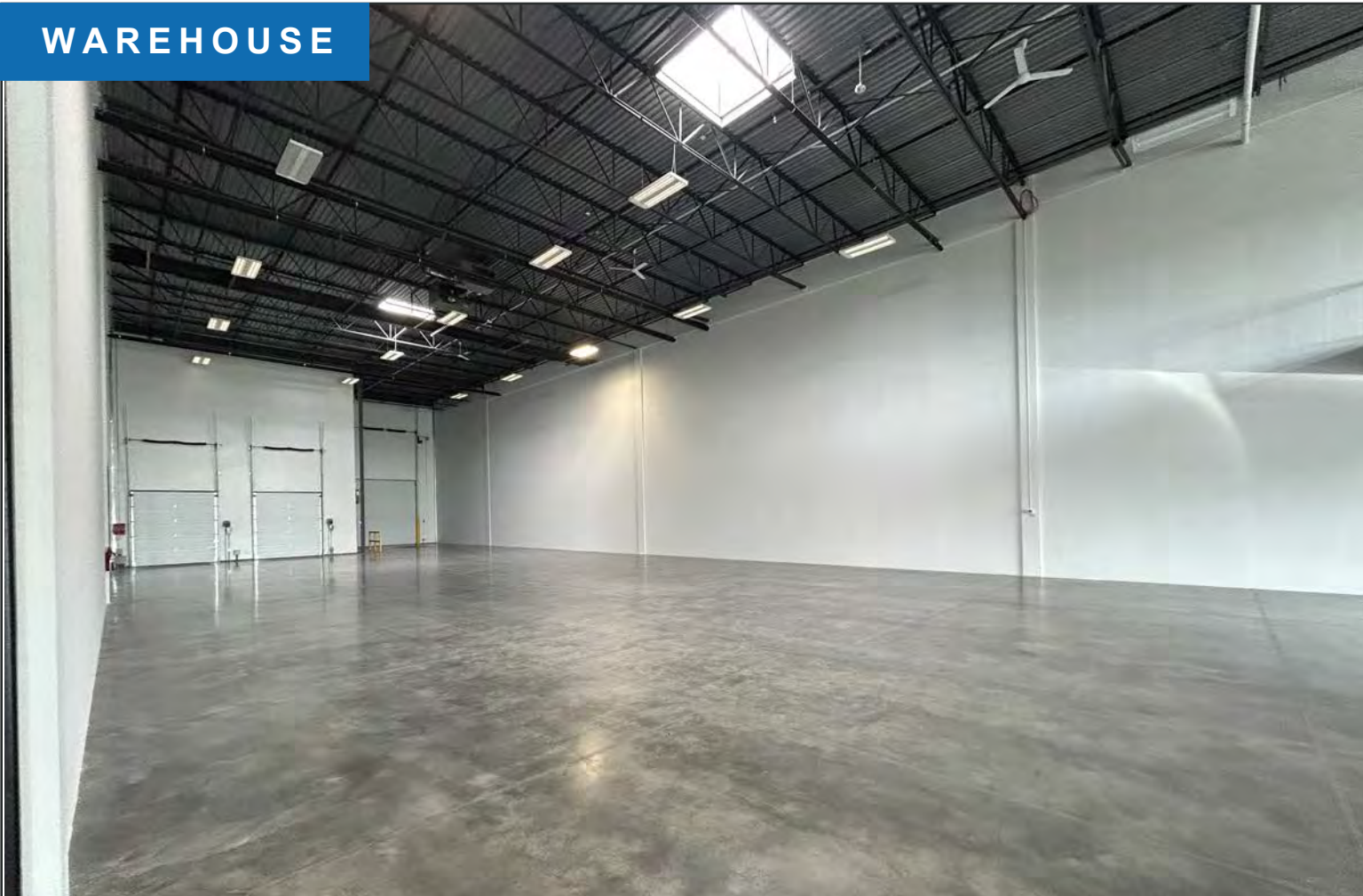
EXTERIOR



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WAREHOUSE



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