

# 68 STREET LOGISTICS PARK

BUILDING 1: 9845 - 70<sup>th</sup> Street SE

BUILDING 2: 9840 - 70<sup>th</sup> Street SE

# FOR LEASE



68 Street Logistics Park is a master planned industrial park in southeast Calgary designed for over 2.2 million square feet. Building 1 and Building 2 are ready for immediate occupancy. Notable features include direct access to major transportation arteries, strategic location in close proximity to the CP Rail intermodal yard, convenient amenities and quick access for workforce including public transit options. The buildings state of the art design include high efficiency mechanical systems, LEED design, trailer parking and maximum storage capacity.



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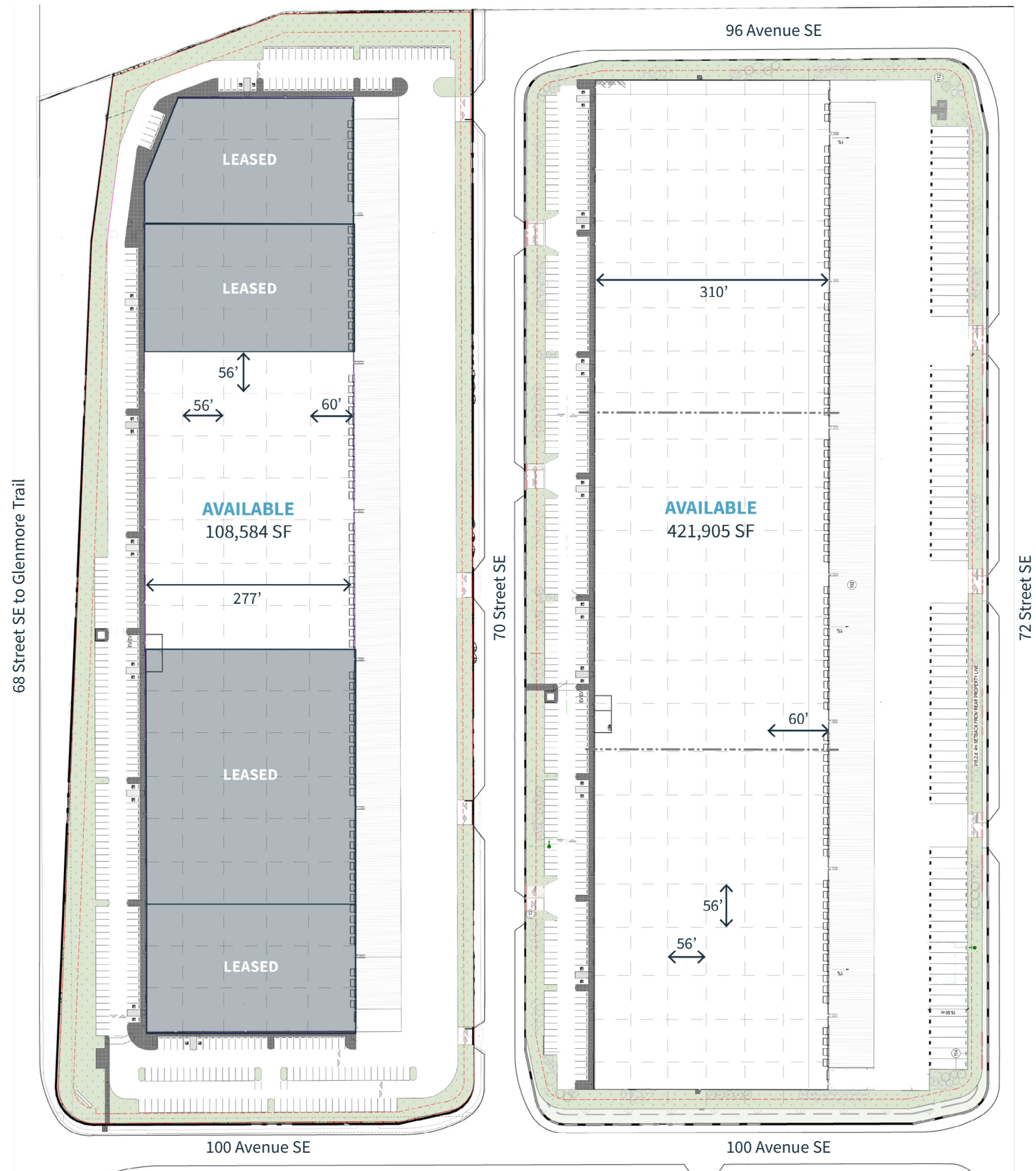
*on behalf of*

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# BUILDING 1

Building 1 boasts prime frontage on 68 Street SE, offering superior truck accessibility with distinct entry and exit points. Separate parking areas are designated for customers and employees, enhancing operational efficiency. Constructed to meet LEED certification standards, the facility features premium building elements, including an abundance of dock doors, versatile grade-level loading options, and an impressive 36' clear height. Further, the truck court is fully fenced for increased security.

<b>Address</b>	9845 - 70 <sup>th</sup> Street SE
<b>Building Size</b>	339,732 SF
<b>Power</b>	1,800 amps @ 600 volts (Solar Ready)
<b>Building Depth</b>	277'
<b>Clear Height</b>	36'
<b>Typical Bay Size</b>	15,512 SF
<b>Column Spacing</b>	56' x 56' (60' Marshalling Bays)
<b>Roof System</b>	TPO System
<b>Sprinklers</b>	ESFR
<b>Apron</b>	60' Concrete Apron
<b>Lighting</b>	Motion Sensored LED
<b>Slab</b>	8" Fibre Reinforced Concrete
<b>Vehicle Parking</b>	367 Stalls
<b>Loading</b>	72 Dock Doors (9'x10') 2 Drive-In Doors (12'x16')
<b>Dock Levels</b>	45,000 lbs (6'x8')
<b>Operating Costs</b>	\$4.60 PSF (est. 2025)
<b>Asking Lease Rate</b>	Market
<b>Available</b>	Immediately



Click or Scan for [BUILDING 1 360 VIRTUAL TOUR](#)



Click or Scan for [BUILDING 2 360 VIRTUAL TOUR](#)

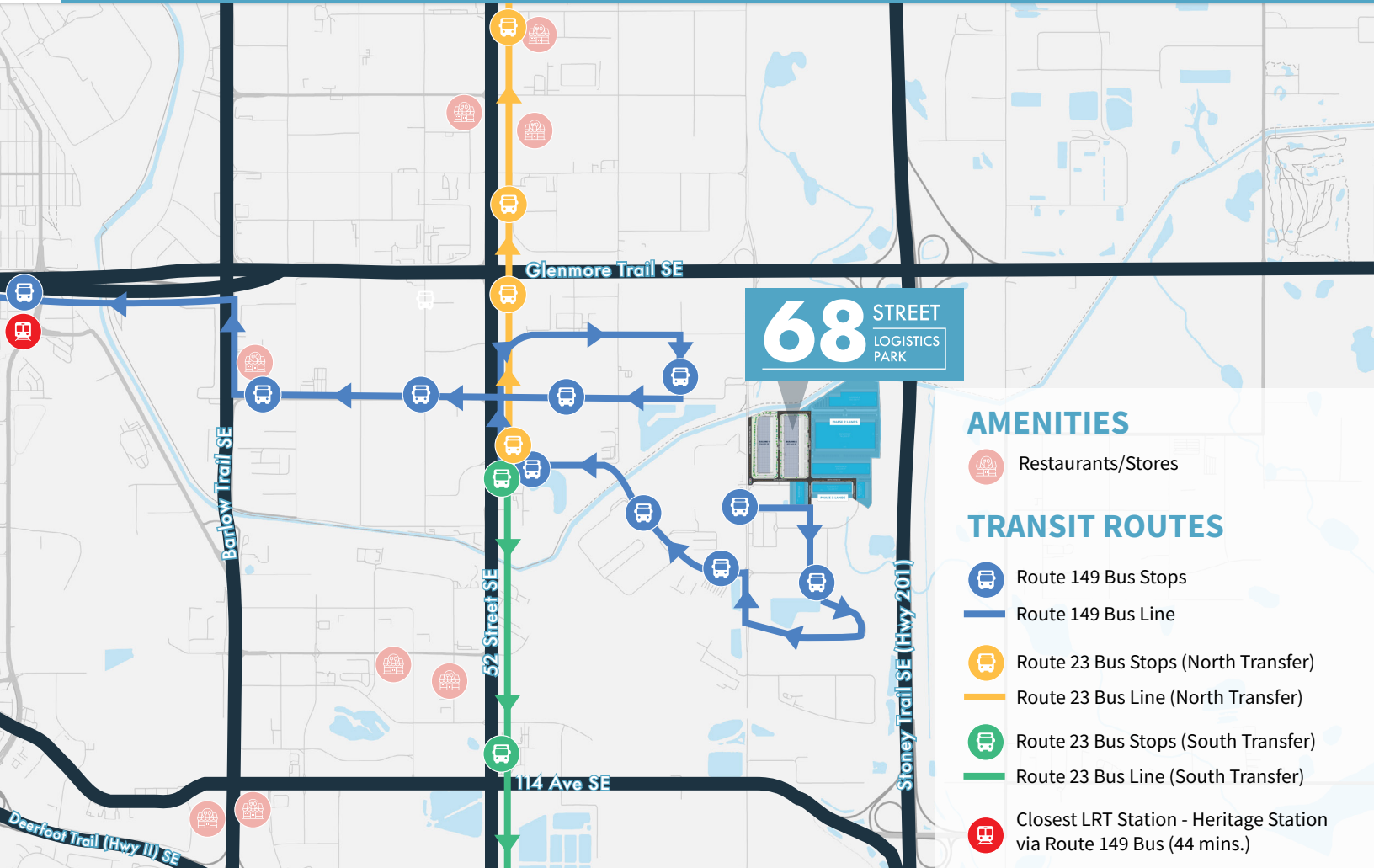


# BUILDING 2

Building 2 caters to mid-sized and large-scale occupants, emphasizing abundant dock access, optimal storage utilization through its 40' clear height, and trailer parking. The layout features distinct entry points for trucks and passenger vehicles, prioritizing a streamlined counter-clockwise flow for truck traffic. Constructed to superior standards, this high-quality facility is now fully complete and ready for occupancy. Further, the truck court is fully fenced for increased security.

<b>Address</b>	9840 - 70 <sup>th</sup> Street SE
<b>Building Size</b>	421,905 SF
<b>Power</b>	2,000 amps @ 600 volts (Solar Ready)
<b>Building Depth</b>	310'
<b>Clear Height</b>	40'
<b>Typical Bay Size</b>	17,360 SF
<b>Column Spacing</b>	56' x 56' (60' Marshalling Bays)
<b>Roof System</b>	TPO System
<b>Sprinklers</b>	ESFR
<b>Apron</b>	60' Concrete Apron
<b>Lighting</b>	Motion Sensored LED
<b>Slab</b>	8" Fibre Reinforced Concrete
<b>Vehicle Parking</b>	264 Stalls
<b>Trailer Parking</b>	76 Stalls
<b>Loading</b>	78 Dock Doors (9'x10') 2 Drive-In Doors (12'x16')
<b>Dock Levels</b>	45,000 lbs (6'x8')
<b>Operating Costs</b>	\$4.60 PSF (est. 2025)
<b>Asking Lease Rate</b>	Market
<b>Available</b>	Immediately

# LOCATION OVERVIEW



## KEY DRIVE TIMES



DOWNTOWN CALGARY  
20 mins / 16.4 km



CALGARY INTERNATIONAL AIRPORT  
22 mins / 25.7 kms



GLENMORE TRAIL  
2 mins / 1.1 kms



STONEY TRAIL (HWY 201)  
4 mins / 3.7 kms



DEERFOOT TRAIL (QE-2 HWY)  
10 mins / 9 kms



TRANS-CANADA HWY  
16 mins / 15.8 kms

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