

For lease

3915 - 78 Avenue SE, Bay A
Calgary, Alberta

- $\pm 6,471$ s.f. bay with bonus $\pm 2,077$ s.f. mezzanine
- Dock loading with 53' trailer capacity
- End cap unit with plenty of natural light
- Exposure to Barlow Trail with immediate access to major southeast thoroughfares



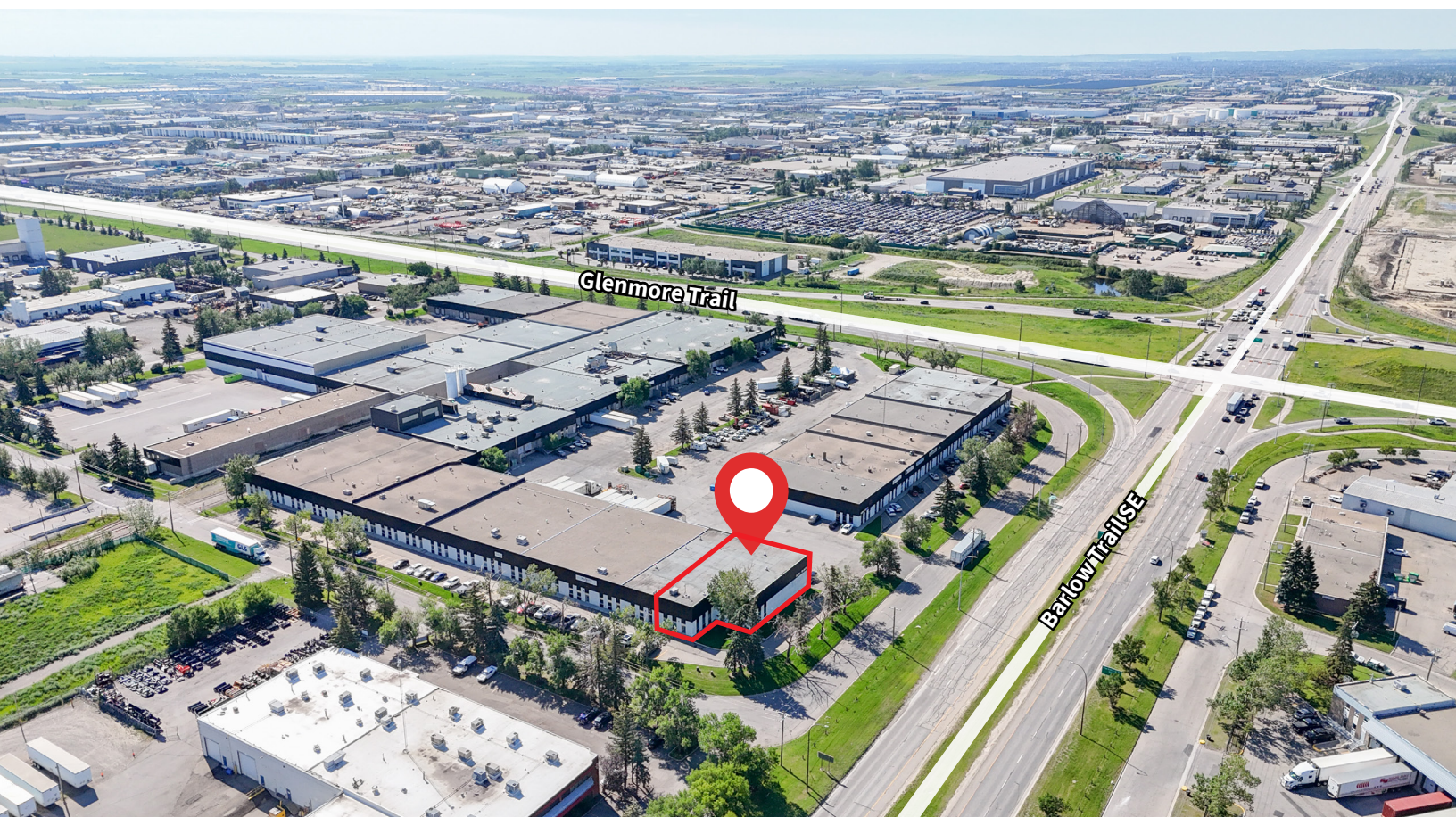
Property Details

District	Foothills		Power	100 amps @ 120/208 volts (TBV)	
Zoning	I-G (Industrial General)		Sprinklered	Yes	
Building Size	Warehouse	± 4,381 s.f.	Op. Costs	\$5.27 p.s.f. (2026)	
	Main floor office	± 2,090 s.f.			
	Total:	± 6,471 s.f.			
	Bonus Mezzanine	± 2,077 s.f.	Lease Rate	Market	
Clear Height	21'		Available	November 1, 2026	
Loading	2 Dock Doors				

Floor Plan



Site Map



Drive Times



Barlow Trail SE

2 mins. | 800 m



Stoney Trail (Ring Road) 8 mins. | 4.9 km



Glenmore Trail

3 mins. | 1.5 km



Downtown Calgary 14 mins. | 12.6 km



Deerfoot Trail (Highway 2) 8 mins. | 5.7 km



Calgary Int. Airport 20 mins. | 22.7 km

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

Austin Smith

Lead Broker

Vice President

+1 403 456 2197

austin.smith@jll.com

Carey Koroluk

Lead Broker

Vice President

+1 403 456 2346

carey.koroluk@jll.com

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com

jll.ca