



SEE A BRIGHTER WAY

For Lease

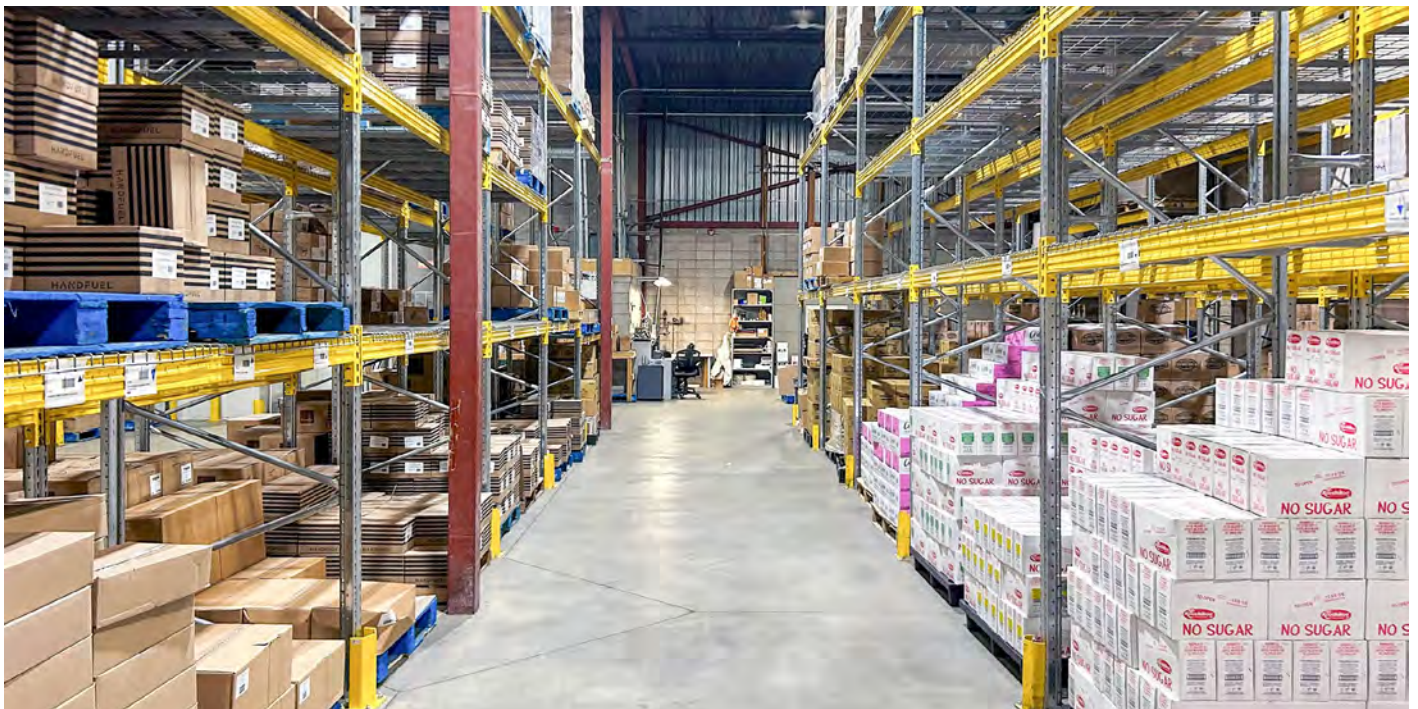
4040 - 80 Avenue SE - Bays E, F, & M
Calgary, AB

Warehouse & Office Space

- Potential demising options of 7,200 s.f., 6,600 s.f. and 12,239 s.f.
- Up to 26,039 s.f. of distribution space
- Dock loading with 53' trailer capability
- Easy access to major roadways (Glenmore Trail, 52 Street SE and Barlow Trail South)

Property Details

Address	4040 - 80 Avenue SE - Bays E, F, & M	Sprinklers	Yes
District	Foothills Industrial District	Heating	Gas fired unit heaters and forced air HVAC in office
Zoning	I-G (Industrial General)	Lighting	LED
Ceiling Height	21' clear	Op. Costs	\$6.53 p.s.f. (2025)
Power	400 amps @ 120/208 volts (TBV)	Features	<ul style="list-style-type: none">• Clean, well maintained space• Capacity for 53' trailers• Exposure to Glenmore Trail

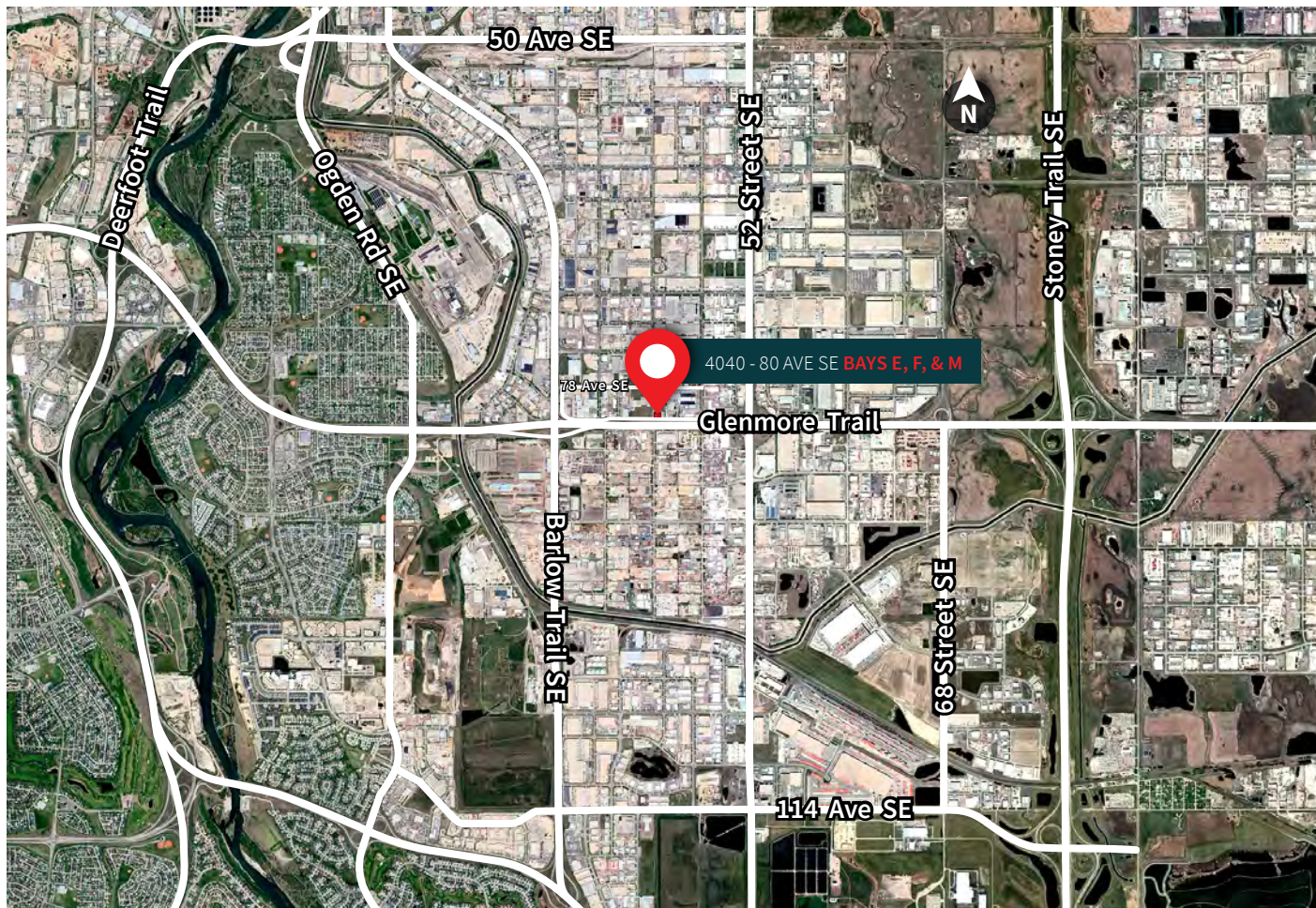


Building Floor Plan



	Bay E	Bay F	Bay M	Bay E, F & M
Bay Size	Office ±2,100 s.f. Warehouse ±5,100 s.f. Total ±7,200 s.f.	Office ±1,525 s.f. Warehouse ±5,075 s.f. Total ±6,600 s.f.	Office ±2,554 s.f. Warehouse ±9,685 s.f. Total ±12,239 s.f. *Bonus Mezzanine ±2,554 s.f.	Office ±6,179 s.f. Warehouse ±19,860 s.f. Total ±26,039 s.f. *Bonus Mezzanine ±2,554 s.f.
Loading	2 dock doors	2 dock doors	4 dock doors	8 dock doors
Lease Rate	Market	Market	Market	Market
Availability	30 days notice	Immediately	Immediately	Negotiable

Property Location



Drive Times



Barlow Trail → **2 min. / 1 km**



Stoney Trail East → **10 min. / 5.3 km**



Glenmore Trail → **4 min. / 1.7 km**



Downtown Calgary → **20 min. / 12.7 km**




Deerfoot Trail → **7 min. / 5.9 km**



Calgary Int. Airport → **25 min. / 22.9 km**

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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