



9717 - 40th Street SE, Calgary, AB

±12,820 SF on ±0.90 Acres, Freestanding Building Available **for Sublease**

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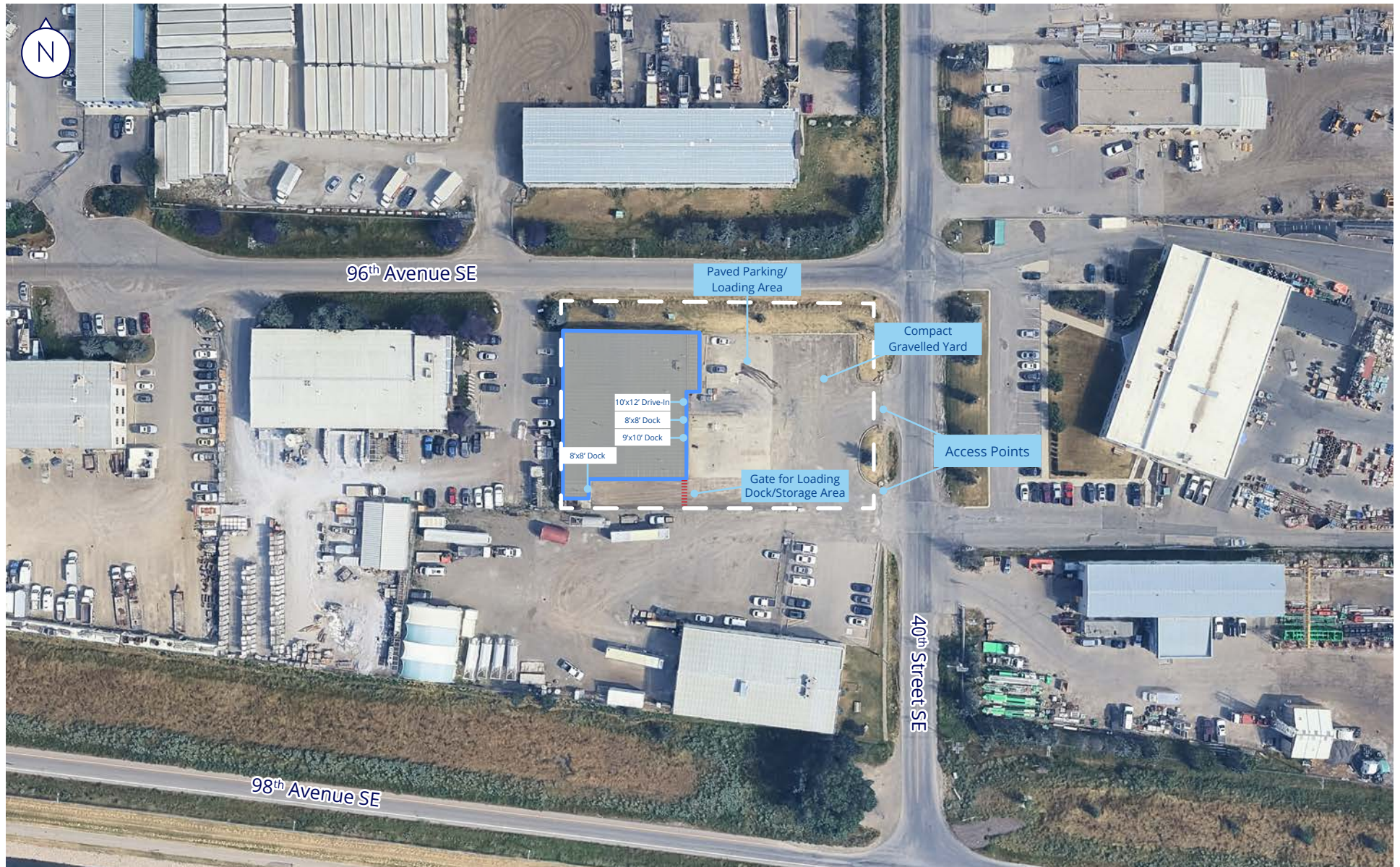
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Property Overview

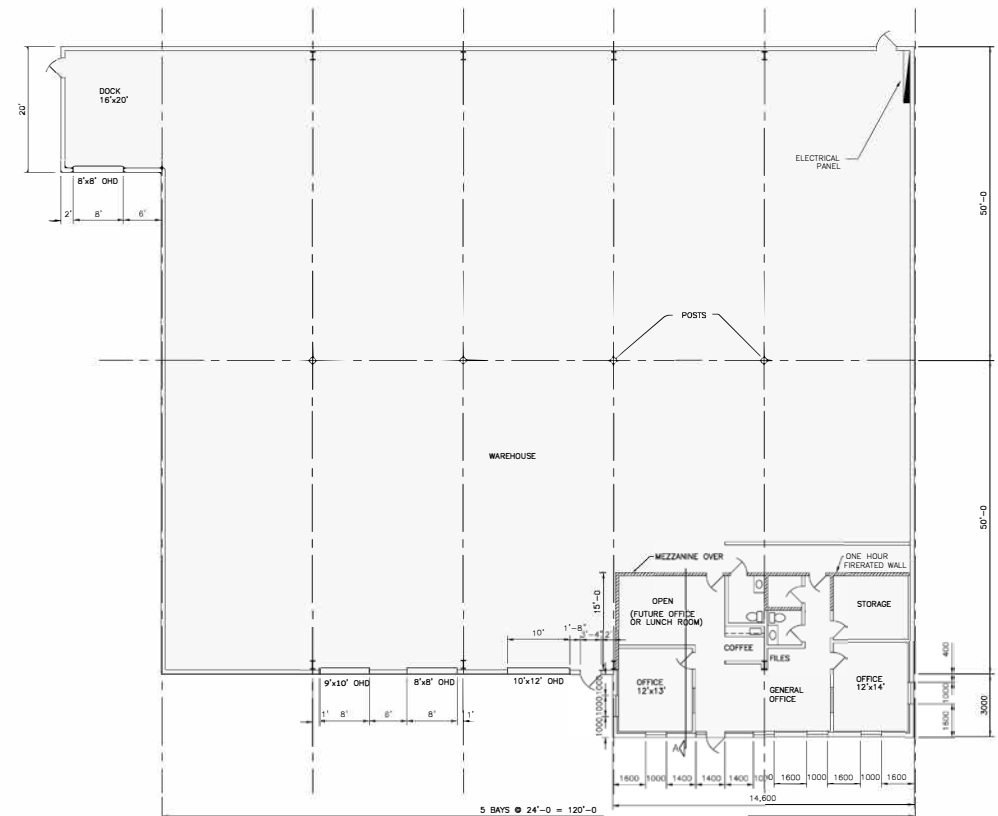
Site Plan



Property Overview

District	South Foothills
Zoning	I-G, Industrial General
Year Built	1995
Total Available Area	±12,820 SF
Warehouse Area	±11,570 SF
Office Area	±1,250 SF
Site Size	±0.90 Acres
Ceiling Height	16' - 17' Clear
Loading	1 Dock Door (9' x 10')
	2 Dock Doors (8' x 8')
	1 Drive-In Door (10' x 12')
Power	2,000 Amp, 600 Volt
Lighting	Metal Halide
Heating	Infrared warehouse heating Separate HVAC for office area
Asking Sublease Rate	Market
Sublease Expiry	March 30, 2030
Operating Costs	\$4.99 PSF (est. 2026)
Availability	September 1, 2026

Floor Plan



Features

- Dock and drive-in loading capabilities
- Heavy power service, suitable for a variety of industrial operations
- Gravelled yard, complemented by a paved parking area
- Additional warehouse mezzanine space for light storage requirements
- Situated within the established South Foothills Industrial Park
- Convenient access to Barlow Trail SE, Deerfoot Trail, and Glenmore Trail

Property Photos



Loading Area



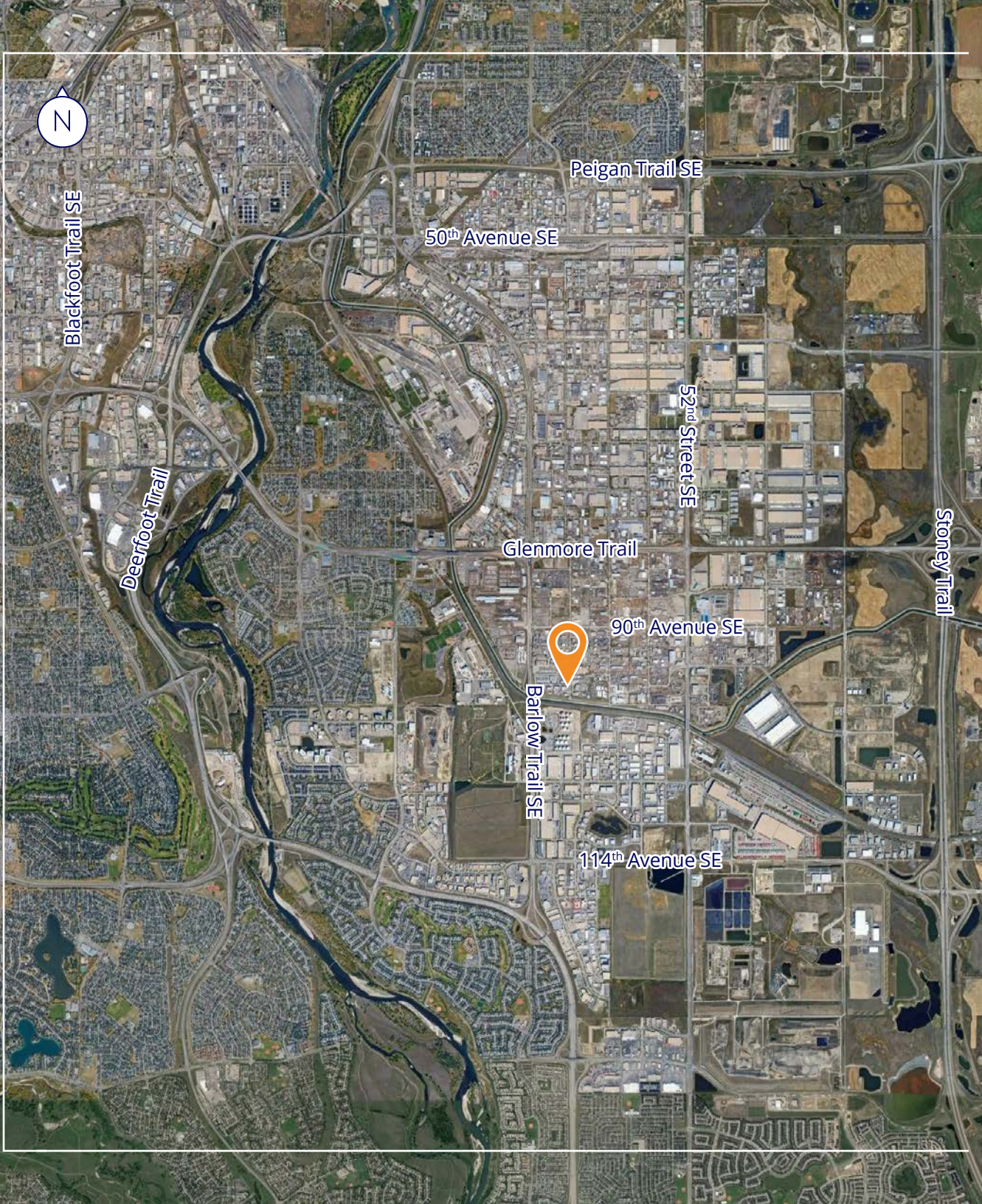
Reception Area



Warehouse Area



Loading Area



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