



For Sublease | Calgary, AB

Unit 180, 8489 – 40th Street SE

8,251 SF corner unit with grade level loading

Michael Massing, SIOR

Vice President
403 298 0404
michael.massing@colliers.com

Patrick Sailer

Vice President
403 538 2525
patrick.sailer@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
403 215 7252
evan.truman@colliers.com

Jason Isfeld

Associate
403 681 2632
jason.isfeld@colliers.com



Property Overview



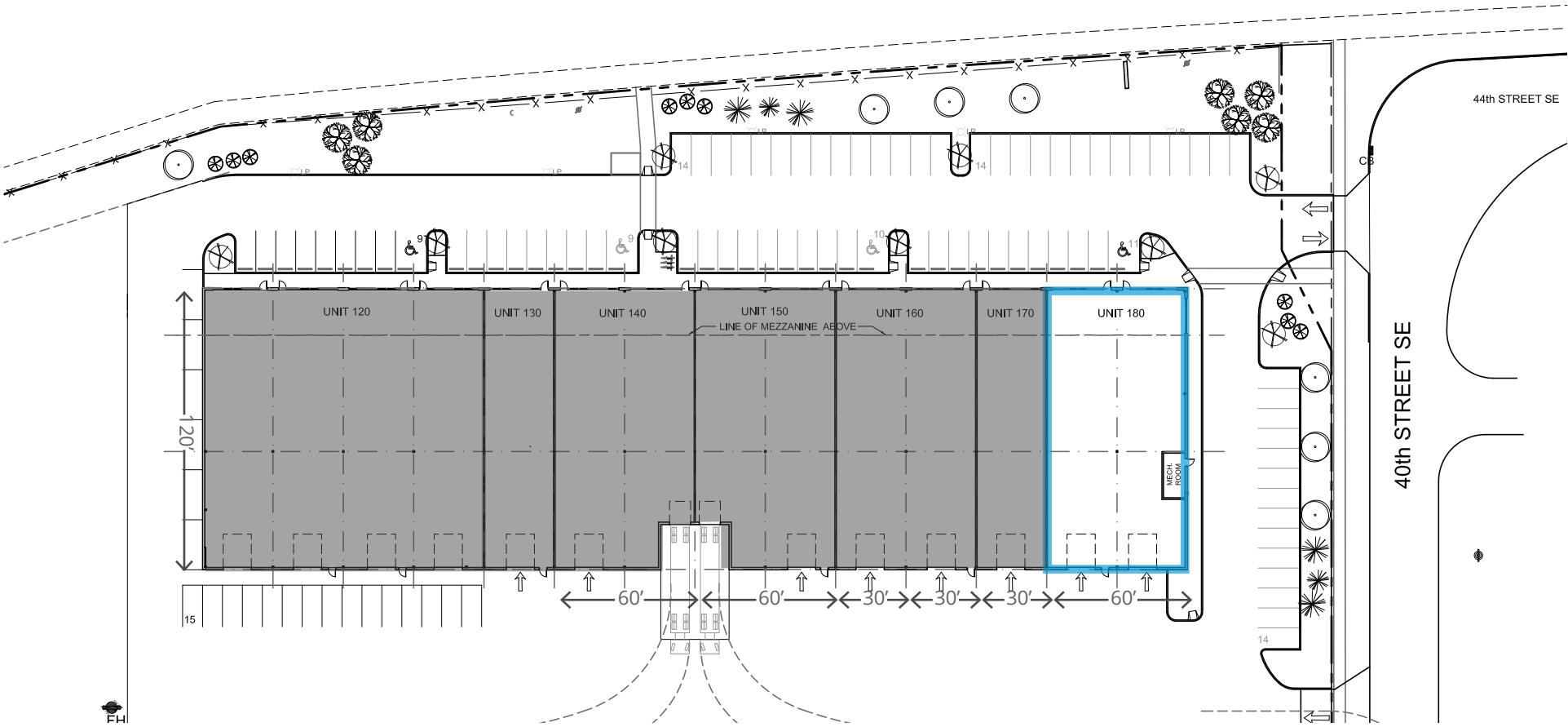
Highlights

- End Unit
- Direct Exposure to Glenmore Trail
- 53' trailer access
- Suitable for a wide range of I-G light industrial users
- Building & pylon signage available

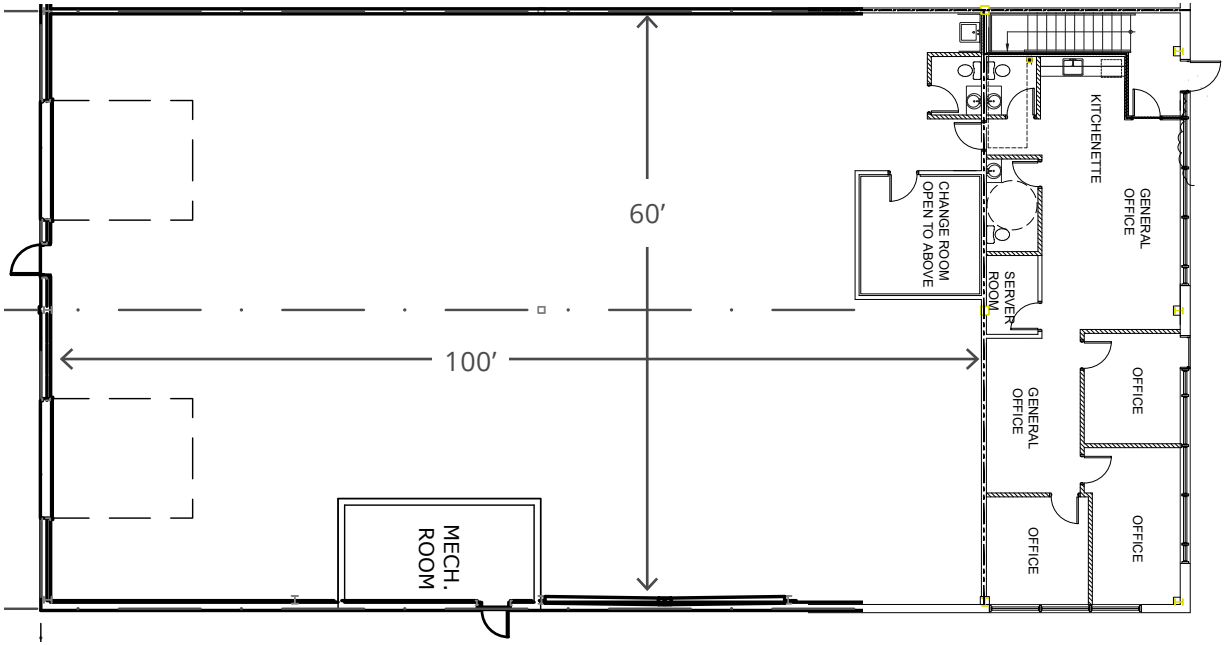
Unit 180 - 8489 40th Street SE

District	South Foothills
Zoning	I-G Industrial General
Main Floor Office Area	1,360 SF
Second Floor Office Area	1,200 SF
Warehouse Area	5,691 SF
Total Available Area	8,251 SF
Loading	2 (12' x 14') drive-in doors
Clear Height	24' Clear
Building Depth	120' 8"
Column Width	30' x 50'
Floor Slab	6' concrete slab within 27.5 mPa
Power	200 amps, 600 volt (TBV)
Lighting	T5HO with motion sensor
Sprinklered	ESFR
Mechanical	Radiant & forced air unit heaters
Parking	82 total stalls for entire building
Sublease Base Rent	Market
Sublease Expiry	July 31, 2028
Op Costs (2025)	\$5.76 PSF
Available	Immediate

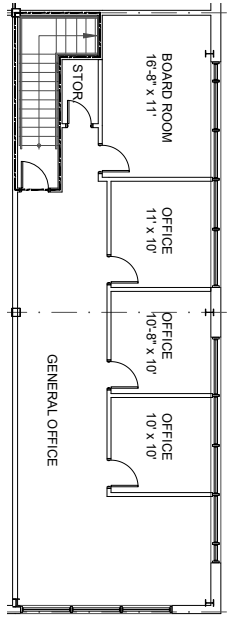
Site Plan



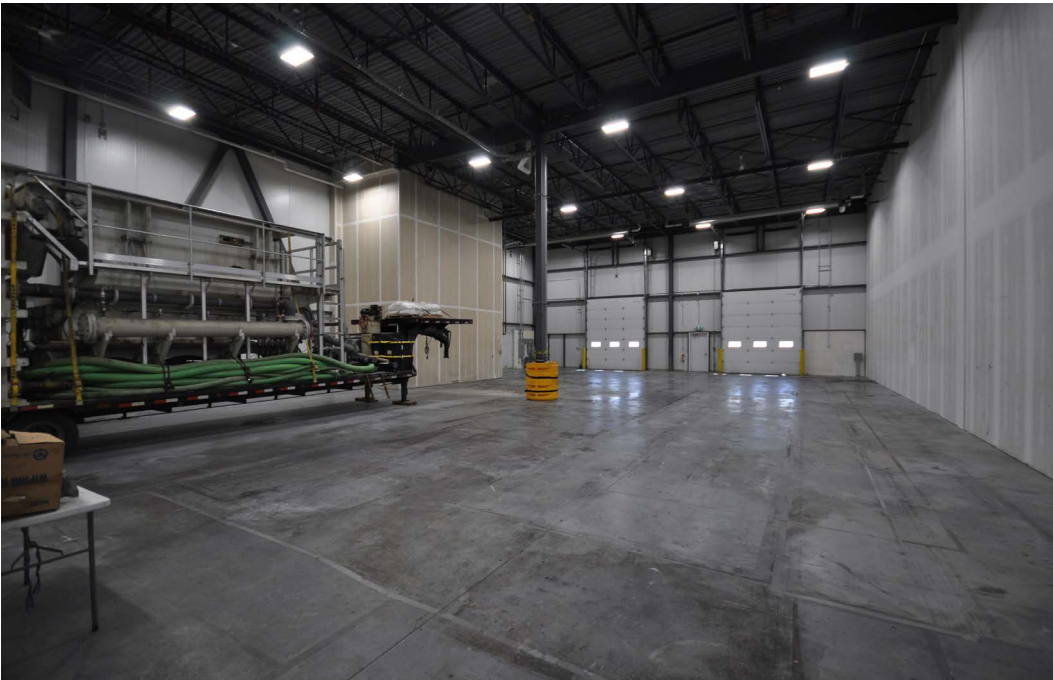
Office & Warehouse Plan



Main Floor Plan



Mezzanine Plan



Location Overview

Location highlights

- 1 minute to Glenmore Trail
- 1 minute to Barlow Trail
- 4 minutes to Deerfoot Trail
- 3 minutes to 52nd Street SE
- 8 minutes to Calgary ring road (Stoney Trail)
- Quick access to numerous restaurants & nearby gas stations

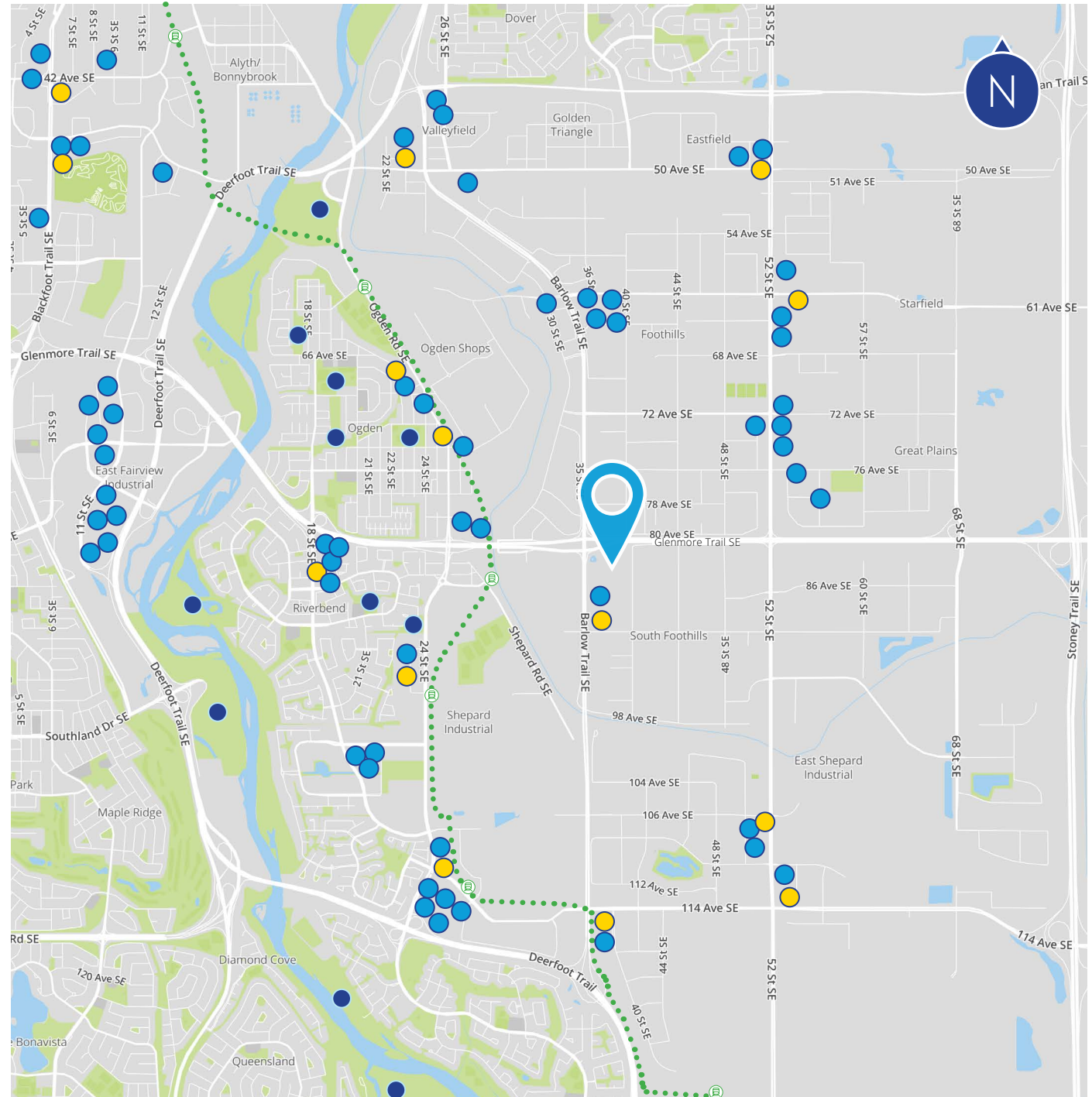
Drive Times

- 24 minutes to YYC international
- 13 minutes to downtown core

Transit

- Bus Stop nearby

-  Property
-  Future LRT Green Line
-  Food & drink
-  Gas Station
-  Greenspace/Park





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