

CONSTRUCTION
COMPLETE!

AVAILABLE NOW!

VIRTUAL TOUR



FOR LEASE
Unique Small Bay
Flex Warehouse Space

FLEX BAY WAREHOUSE & OFFICE OPPORTUNITY

AN OPPORTUNITY TO HAVE IT ALL
High Exposure
Superior Location
Unique small bay size
Exceptional Quality

HIGHLIGHTS

- ✘ Superior location on Glenmore and Barlow Trail SE
- ✘ Only brand new small bay warehouse space in the area
- ✘ Well-designed quality construction
- ✘ Low Operating Costs
- ✘ Close proximity to public transit

All information and specifications are correct as of time of publication and are subject to changes as may be required

Aerial Rendering

opuscorp.ca

3907 GLENMORE TRAIL SE
11.91 Acres of Industrial - General (I-G)



SITE PLAN



GLENMORE TRAIL SE

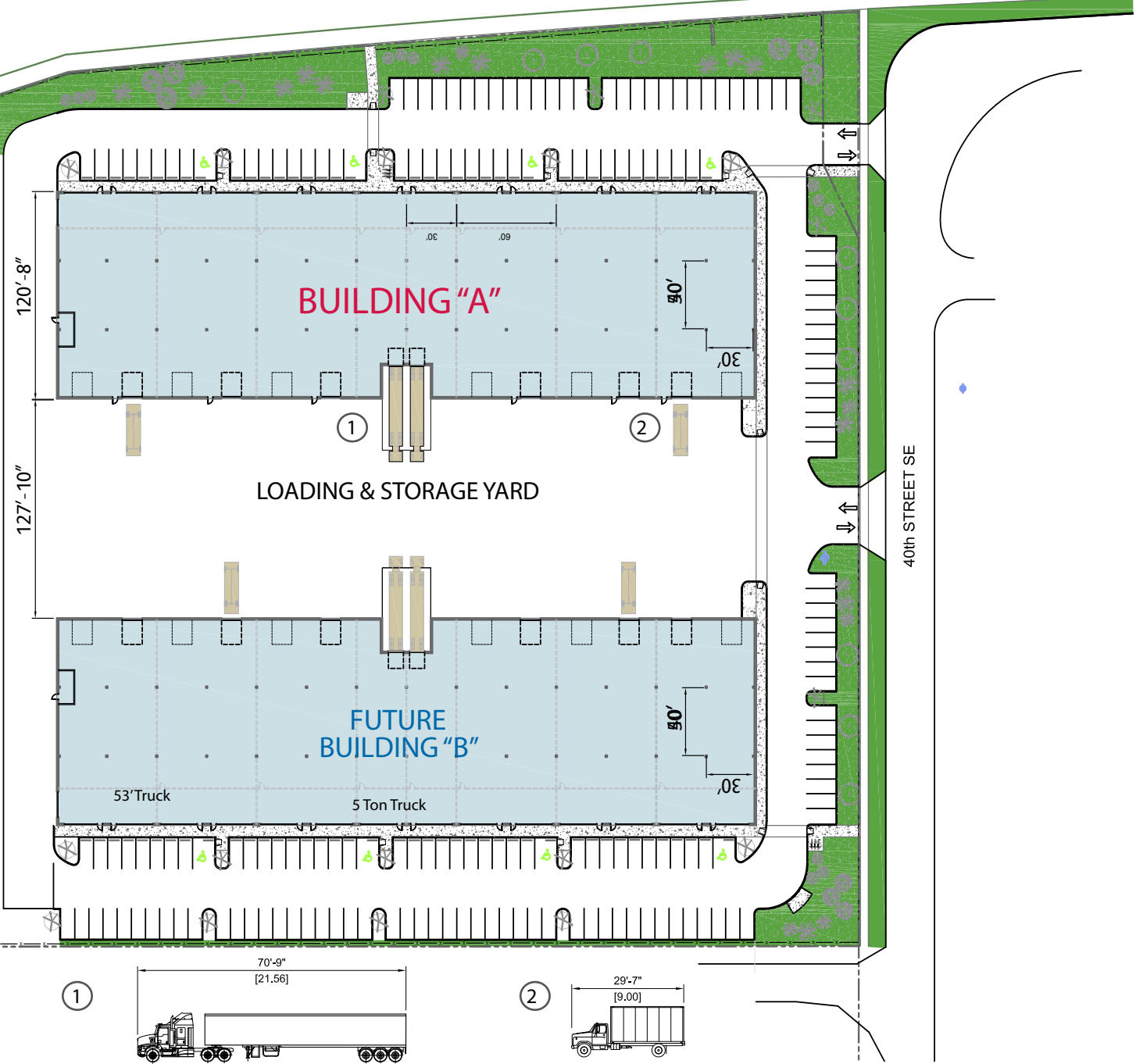
SITE AREA

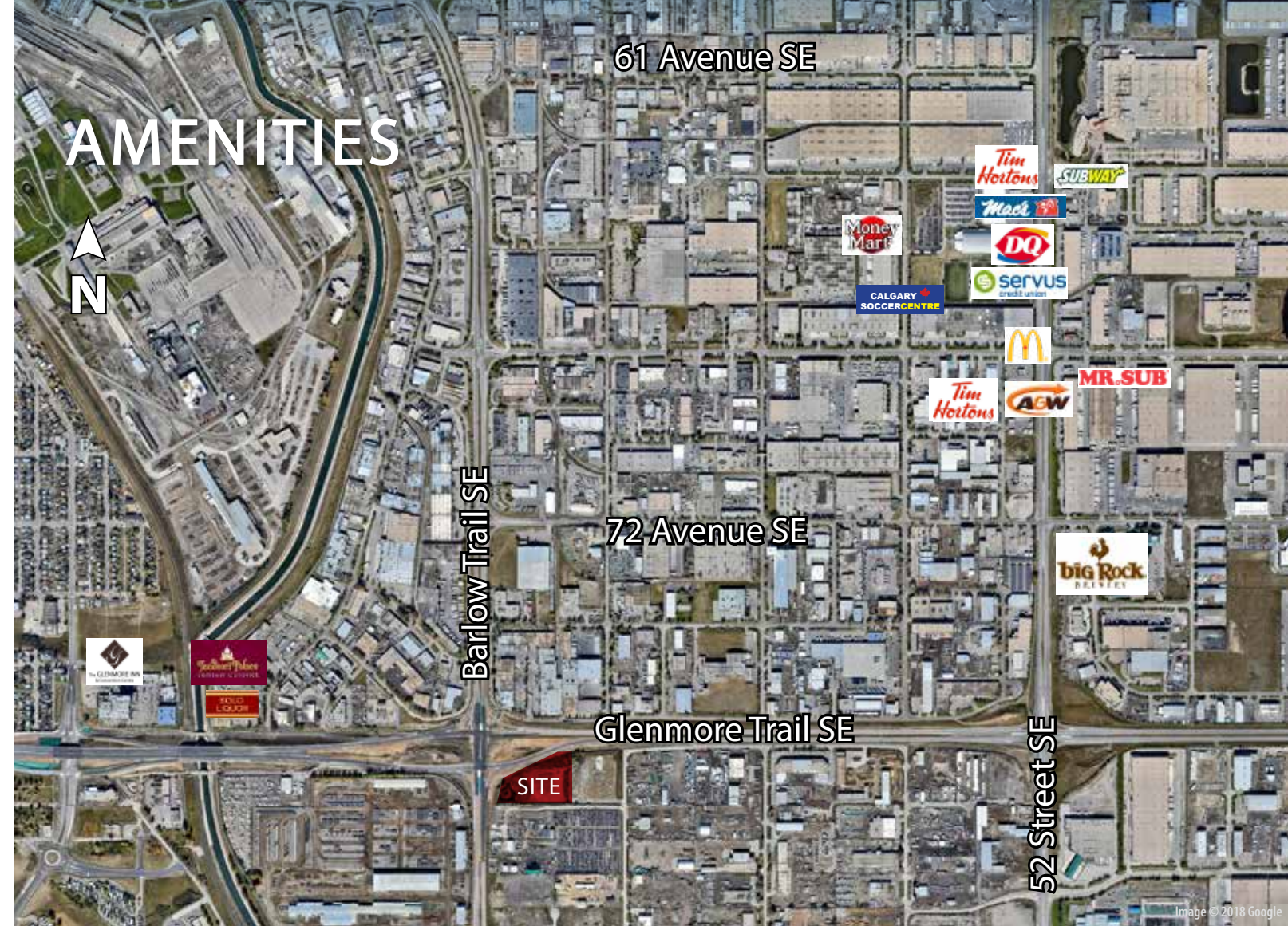
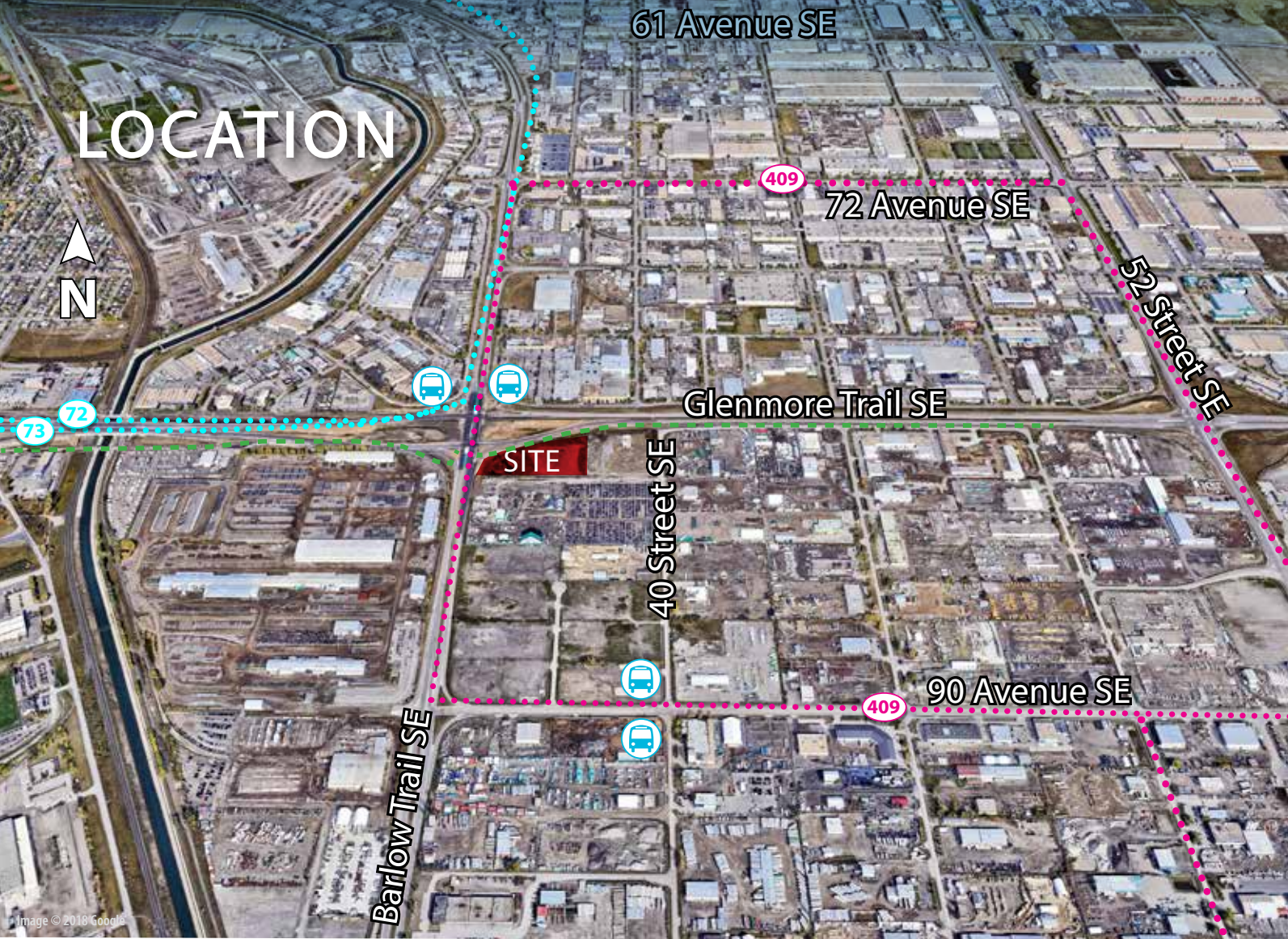
Warehouse: 8.1 Acres
 Design Build: 5.54 Acres
 Total Site Area: 11.91 Acres

✕ FLEX BAY WAREHOUSE:

BUILDING A 58,516 SF - Available Now!
FUTURE BUILDING B 58,516 SF

PARKING STALLS
 BUILDING A - 82
 BUILDING B - 103





MAP LEGEND

- Glenmore/Barlow Interchange
- - - Pedestrian/Bike Pathway
- Transit Stop
- 72 Circle Route
- 73 Circle Route
- Route 409 Douglas Glen

AMENITIES WITHIN 5 KM'S

- | | | | |
|------------------|----------------------|-----------------------|------------------------------------|
| McDonalds | Brewsters Restaurant | Tandori Palace | Servus Credit Union |
| Tim Hortons | Mac's | Solo Liquor Store | Glenmore Inn and Convention Centre |
| Dairy Queen | A&W | Assante Health | |
| Big Rock Brewery | KOOB Donairs | Calgary Soccer Centre | |
| Subway | Wonton King | Co-Op Gas Bar | |
| Mr. Sub | Money Mart | Kal Tire | |



BUILDING "A" Interior

BUILDING "A" Interior

September 2019

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SPECIFICATIONS

BUILDING A

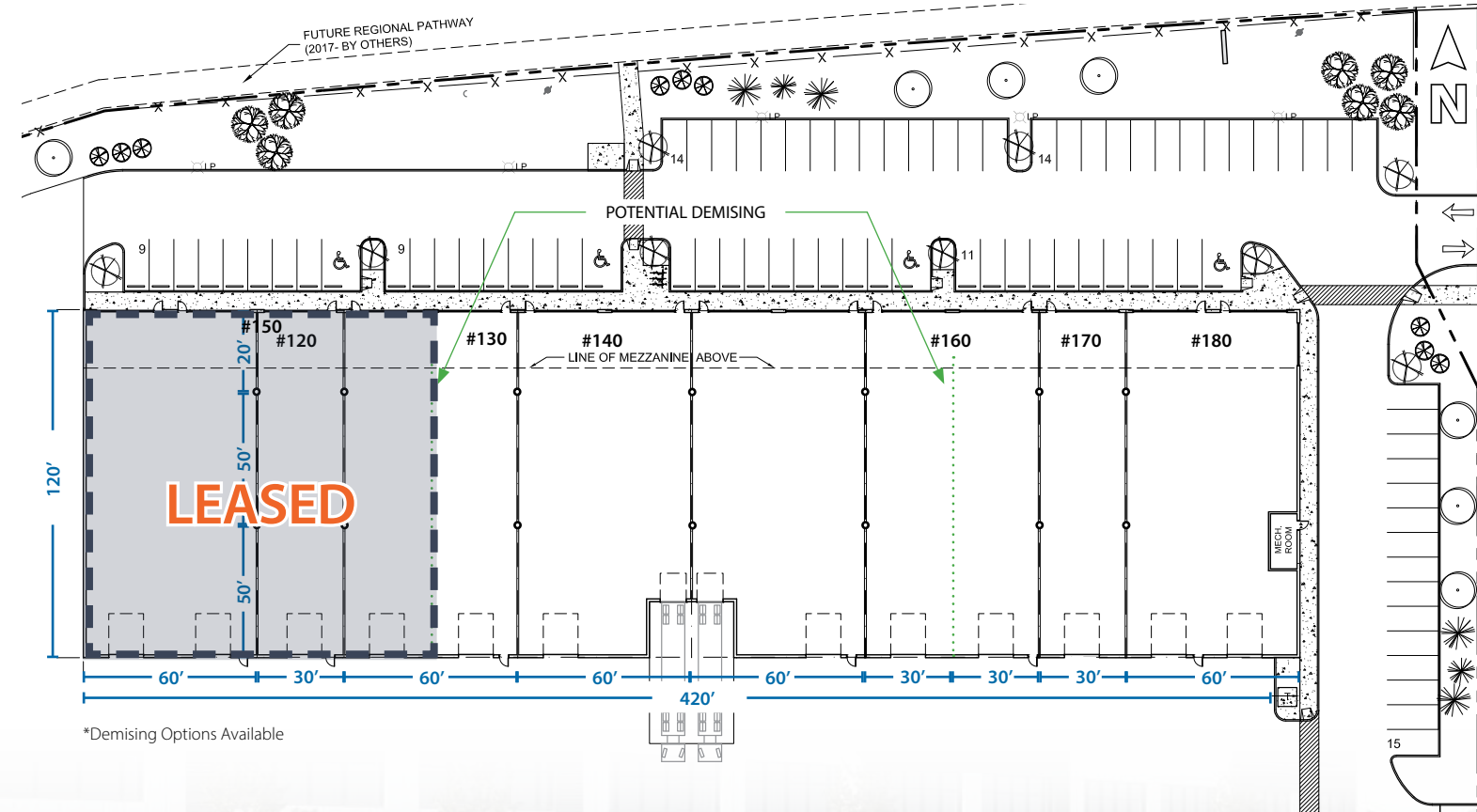
Municipal Address: 3907 Glenmore Trail SE

Site Area: 3.80 Acres
 Zoning: I-G (Industrial General)
 Building Size: 58,516 SF
 Minimal Bay Size: 4,236 SF
 Building Depth: 120'8"
 Column Width: 30' X 50'
 Ceiling Height: 24' Clear
 Loading: 2 Docks (9'x10')
 12 Drive-in (12'x14')

Power: 200 AMP (upgrade available)
 Lighting: T5HO
 Sprinklers: ESFR Sprinkler System
 Floor Slab: 6' concrete slab within 27.5 mPa
 Base Lease Rate: Double Bay: \$12.50 psf
 Single Bay: \$13.50 psf
 Operating Cost & Taxes: \$4.95 psf (2020 est.)
 Office Build Out: Negotiable



UNIT PLAN



*Demising Options Available

UNIT #	TOTAL AREA (SF)	MAIN FL (SF)	MEZZANINE (SF)	DOCKS (9' x 10')	DRIVE-INS (12' x 14')	ASKING RENT (\$/SF/YR)
120	16,944	14,487	2,457		4	LEASED
130	4,850	4,236	614		1	\$15.00 \$12.50
140	8,189	6,960	1,229	1	1	\$15.00 \$12.50
150	8,189	6,960	1,229	1	1	\$15.00 \$12.50
160	8,472	7,243	1,229		2	\$15.00 \$12.50
170	4,236	3,622	614		1	\$15.00 \$13.50
180	8,251	7,022	1,229		2	\$15.00 \$12.50

AVISON YOUNG

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.

Tyler Wellwood
tyler.wellwood@avisonyoung.com
D 403.232.4386
C 403.554.7406

Sean Day
sean.day@avisonyoung.com
D 403.232.4328
C 403.604.0811

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OPUS is a Calgary based full service commercial real estate developer that has been operating in Western Canada for over 35 years. Since we opened our doors in 1983, we have developed over 25 million square feet of functional and attractive real estate. We have a wide range of experience from office and retail mixed use projects to state of the art warehouse distribution centres.

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Our ability to maintain precise budgets and quick turnaround times is the result of having an established and collaborative team approach between departments, both in-house and with our external consultants and sub-contractors.

We are a developer, builder, property manager and owner, but foremost we are a service provider and it is the way we work together with our clients that sets us apart and enables us to provide unparalleled insight and cost efficiencies.



Similar Projects

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- × Unique small bay size
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PROJECT TEAM

AVISON
YOUNG

OPUS[®]

ARCI

CONTACT US

Tyler Wellwood
tyler.wellwood@avisonyoung.com
D 403.232.4386
C 403.554.7406

Sean Day
sean.day@avisonyoung.com
D 403.232.4328
C 403.604.0811

OPUS Corporation
info@opuscorp.ca
D 403.209.5555