

**For Lease**



**3907 Glenmore  
Trail SE**

**Unique small  
bay with  
flex warehouse  
space.  
An opportunity  
to have it all!**

[Virtual Tour](#)

**Get more information**

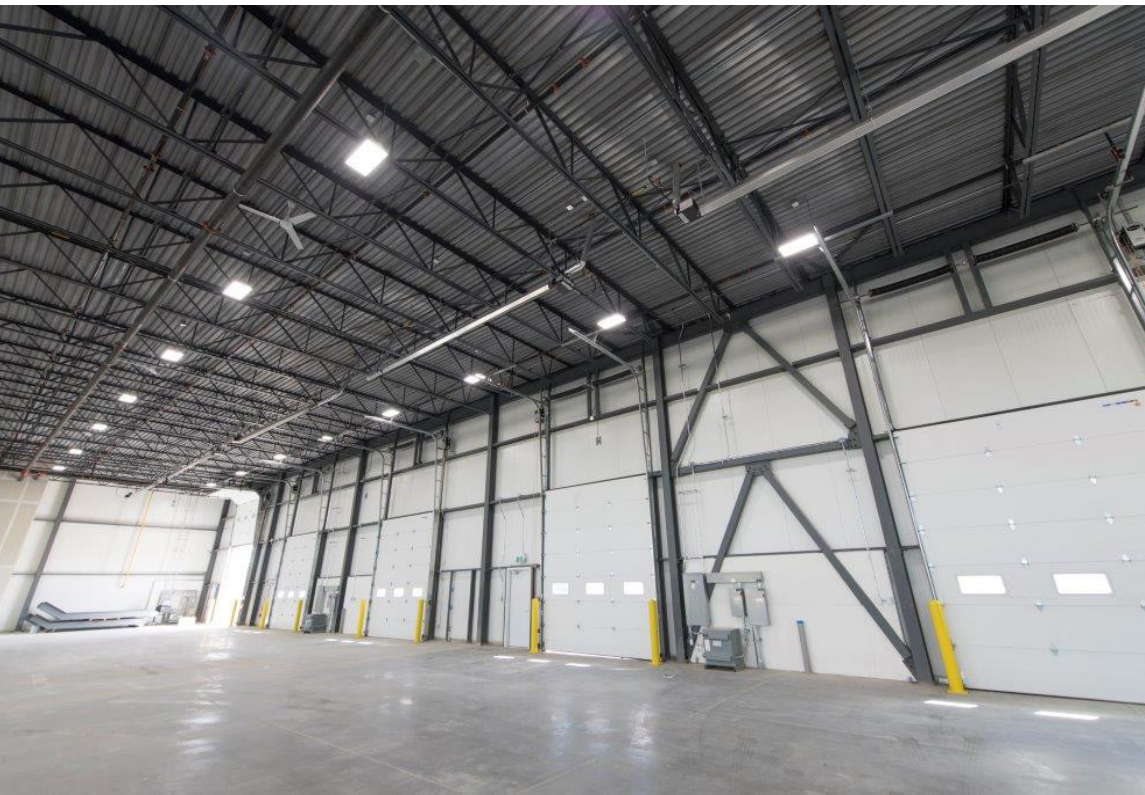
**Tyler Wellwood**  
Senior Vice President  
D +1 403 232 4386  
[tyler.wellwood@avisonyoung.com](mailto:tyler.wellwood@avisonyoung.com)

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# Overview

## Building A Details

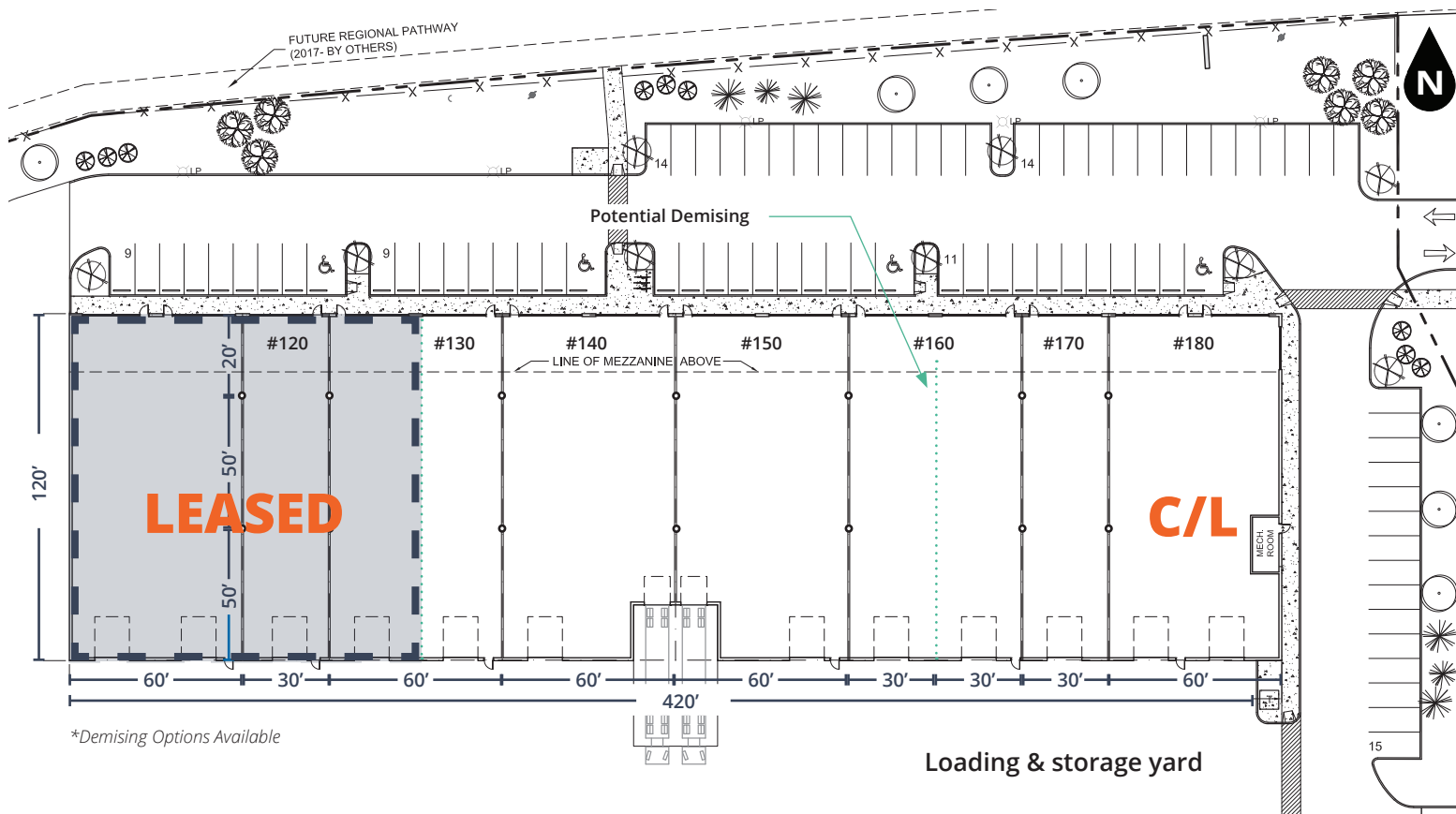
Site Area:	3.80 acres
Zoning:	I-G (Industrial General)
Building Size:	58,516 sf
Minimal Bay Size:	4,236 sf
Building Depth:	120'8"
Column Width:	30' x 50' (typ)
Ceiling Height:	24' clear
Loading:	2 Dock (9'x10') 12 Drive-in (12'x14')
Power:	200 amps @ 120/208-volt 3 phase 4 wire
Lighting:	T5HO with Motion Sensor
Sprinklers:	ESFR Sprinkler System
Floor Slab:	6' concrete slab within 27.5 mPa
Mechanical:	Infra-red radiant heat & forced air unit heaters
Base Lease Rate:	Double Bay   \$12.50 psf Single Bay   \$13.50 psf
Operating Cost & Taxes:	\$4.95 psf (2021 est.)
Office Build Out:	Negotiable

## Highlights

- Direct exposure to over 50,000 vehicles per day
- Superior location on Glenmore and Barlow Trail NE
- Only brand new small bay warehouse space in the area
- Well-designed quality construction
- Low operating costs
- Close proximity to public transit

# Unit plan | Building A

Single bays starting at \$13.50 PSF | Multiple bays starting at \$12.50 PSF



Unit #	Total Area (SF)	Main Floor (SF)	Mezzanine (SF)	Docks (9'x10')	Drive-in (12'14')	Asking Rent (\$/SF/YR)
120	16,944	14,487	2,457	N/A	4	LEASED
130	4,236	3,622	614	N/A	1	\$15.00   \$13.50
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	N/A	2	\$15.00   \$12.50
170	4,236	3,622	614	N/A	1	\$15.00   \$13.50
180	8,251	7,022	1,229	N/A	2	\$15.00   \$12.50

# Site Plan

## Site Area

Warehouse: 8.1 Acres

Design Build: 5.54 Acres

Total Site Area: 11.91 Acres

## Flex Bay Warehouse

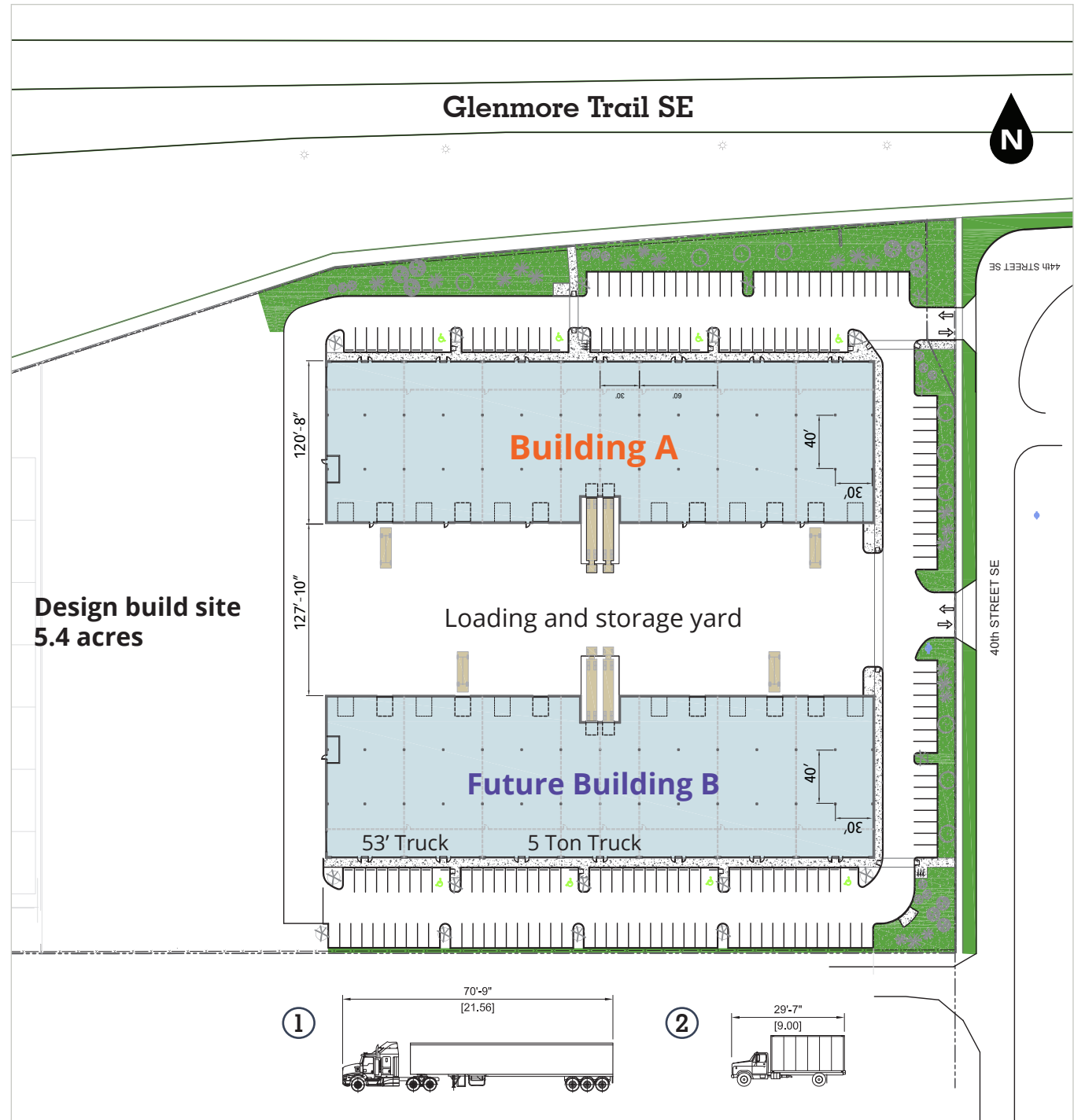
Building A 58,516 SF | **Available Now!**

Future Building B 58,516 SF

## Parking Stalls

Building A: 82 stalls

Building B: 103 stalls





## Location & amenities

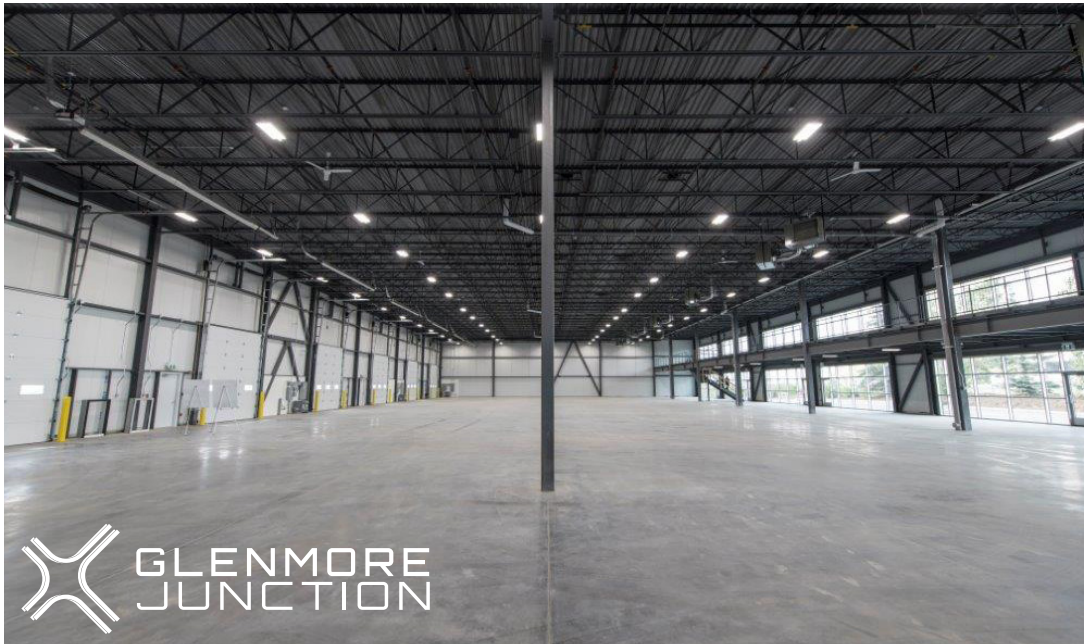
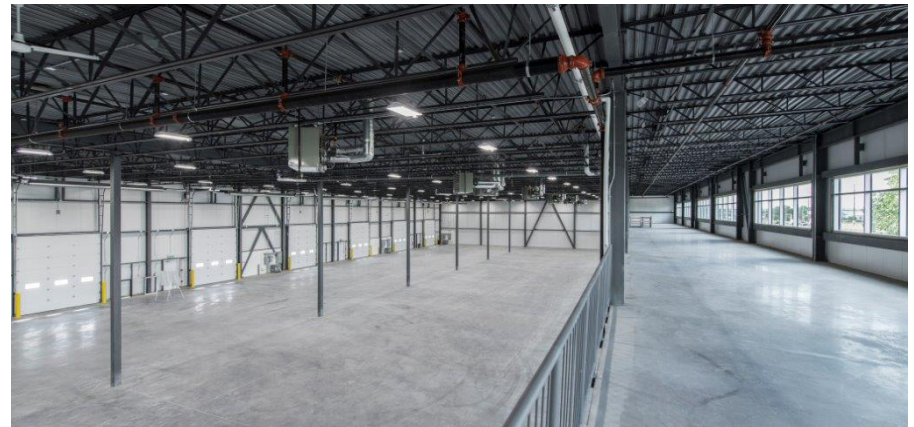
### Amenities within 5 km

1. McDonalds
2. Tim Hortons
3. Dairy Queen
4. Big Rock Brewery
5. Subway
6. Mr. Sub
7. Brewsters Restaurant
8. Mac's
9. A&W
10. KOOB Donairs
11. Wonton King
12. Money Mart
13. Tandori Palace
14. Solo Liquor Store
15. Assante Health
16. Calgary Soccer Centre
17. Co-op Gas Bar
18. Kal Tire
19. Servus Credit Union
20. Glenmore Inn & Convention Centre





# Gallery



# Thank you for your interest!

## 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**

Senior Vice President  
D +1 403 232 4386  
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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.

We are a full service real estate group, offering all service components together under one roof. From management, design, construction, leasing coordination, project management, development and property management, we offer everything our clients need.

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 subcontractors.

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.

### **Opus Corporation**

D +1 403 209 5555  
[info@opuscorp.ca](mailto:info@opuscorp.ca)  
[www.opuscorp.ca](http://www.opuscorp.ca)