

ARCI

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Colliers

For Lease | Calgary, AB

8489 40th Street SE

Small bay warehouse spaces with direct exposure to Glenmore Trail

Michael Massing, SIOR

Vice President

403 298 0404

michael.massing@colliers.com

Patrick Sailer

Associate Vice President

403 538 2525

patrick.sailer@colliers.com

Evan Truman, CCIM

Vice President | Partner

403 215 7252

evan.truman@colliers.com

Jodie Fedkiw

Associate

403 571 8827

jodie.fedkiw@colliers.com



GLENMORE
JUNCTION

Accelerating success.

Property Overview

Glenmore Junction offers brand new class 'A' warehouse with flexible unit sizes and direct exposure to Glenmore Trail. A large truck court with both dock and grade level loading options provides flexibility for your operations. Numerous unit sizes are available and office/showroom can be built to suit. A 5.4 acre prominent corner site at Glenmore and Barlow Trail SE is available for design build.

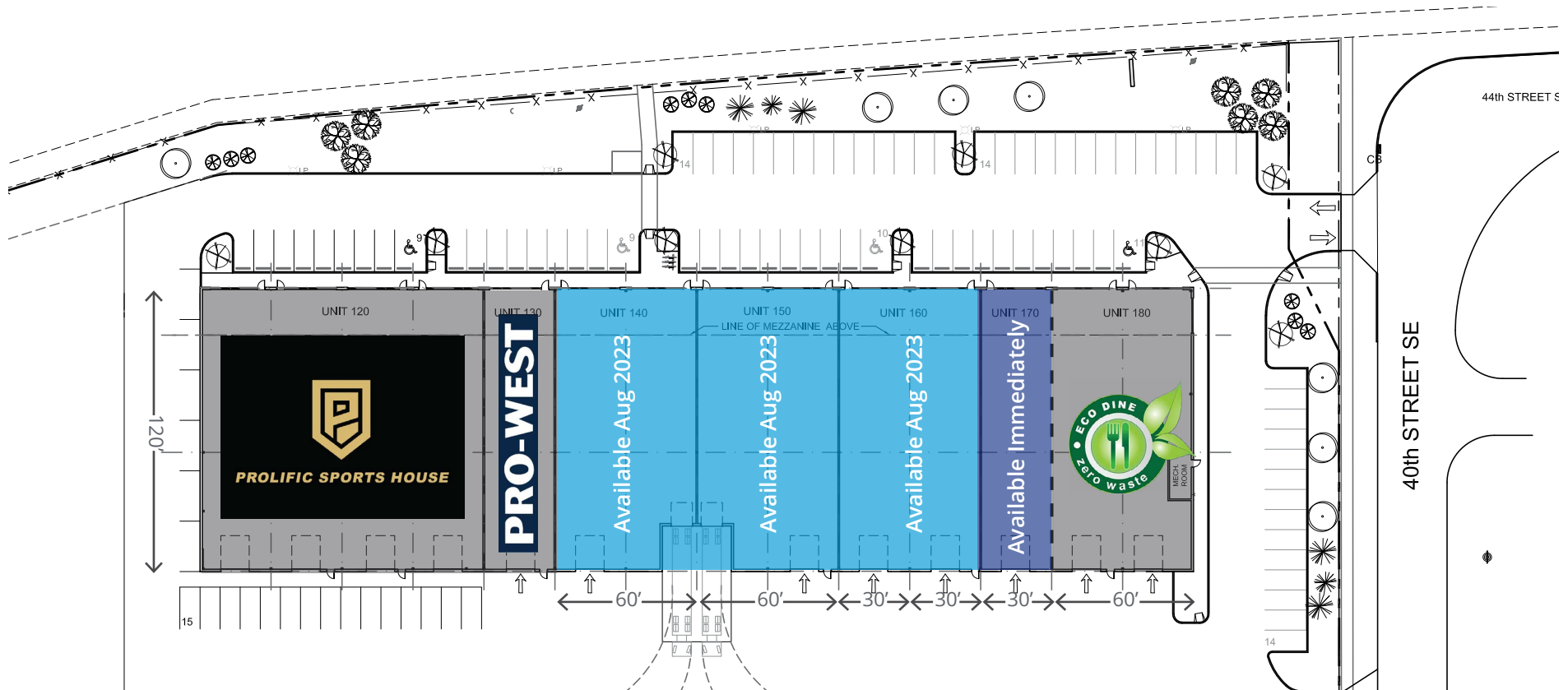
Highlights

- Direct Exposure to Glenmore Trail
- Over 70,000 vehicles driving by daily
- 53' trailer access
- Suitable for a wide range of I-G light industrial users
- Various unit sizes available
- Design build available on 5.4 acres

Building A- 8489 40th Street SE

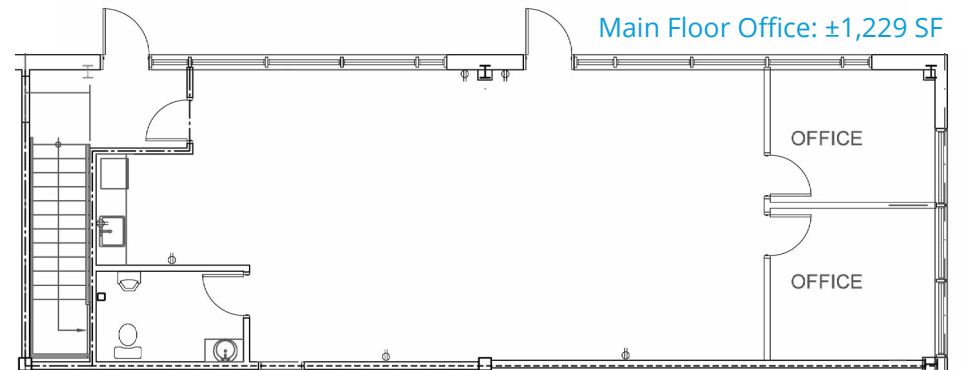
District	South Foothills
Zoning	I-G Industrial General
Available Space	4,236 - 29,086 SF *Unit Breakdown on next page
Office Area	To Suit
Loading	2 (9' x 10') Dock & 5 (12' x 14') Drive-in loading *Unit Breakdown on next page
Clear Height	24' Clear
Building Depth	120' 8"
Column Width	30' x 50'
Floor Slab	6' concrete slab within 27.5 mPa
Power	200 amps, 120/208 volt, 3 phase 4 wire per unit (TBV)
Lighting	T5HO with motion sensor
Sprinklered	ESFR
Mechanical	Radiant & forced air unit heaters
Parking	82 total stalls
Lease Rate	\$13.50 PSF
Op Costs (2023)	\$4.50 PSF
Available	Unit 170: Immediately Units 140-160: August 1, 2023

Floor Plan & Unit Breakdown

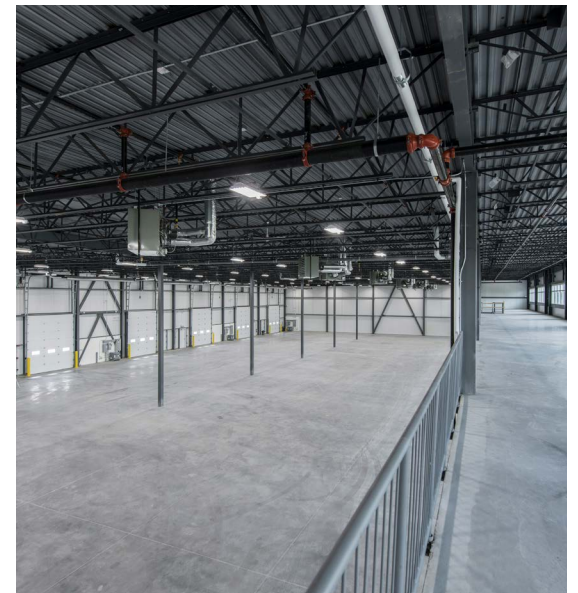
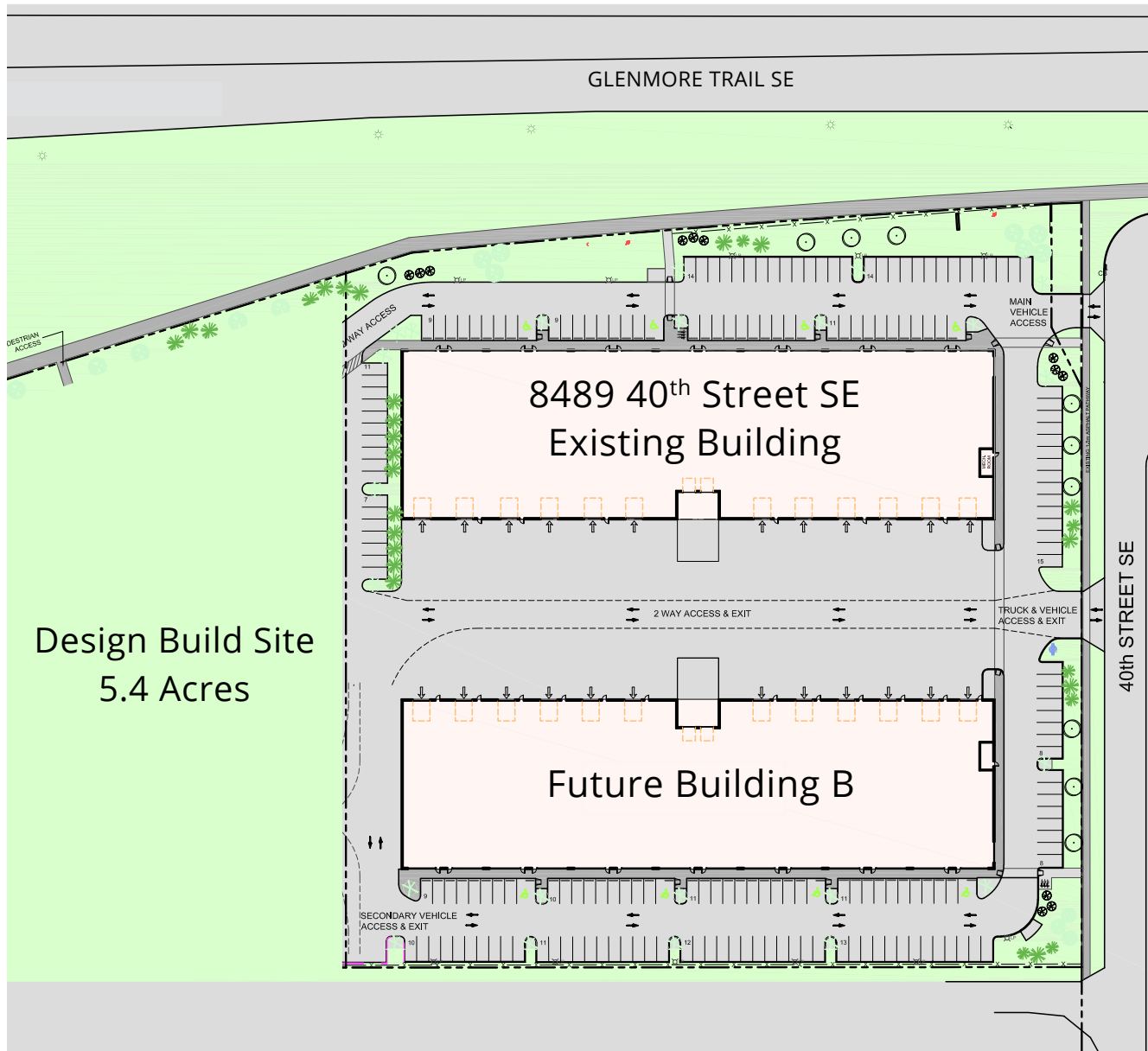


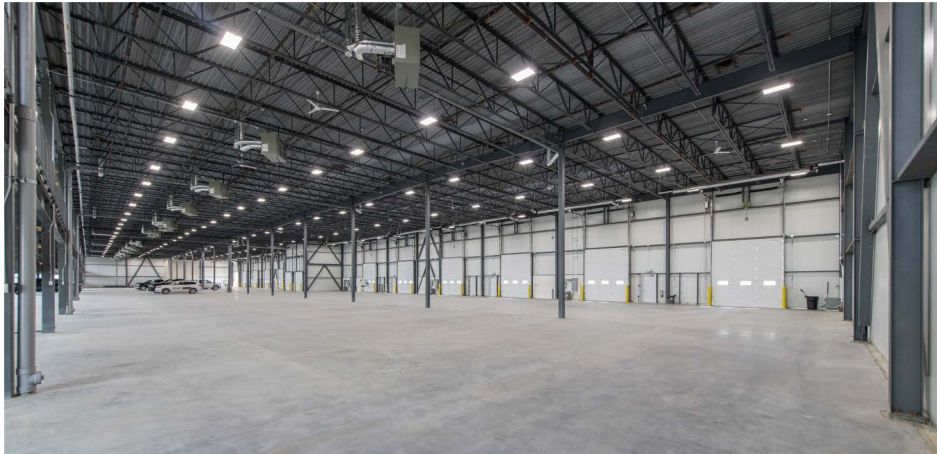
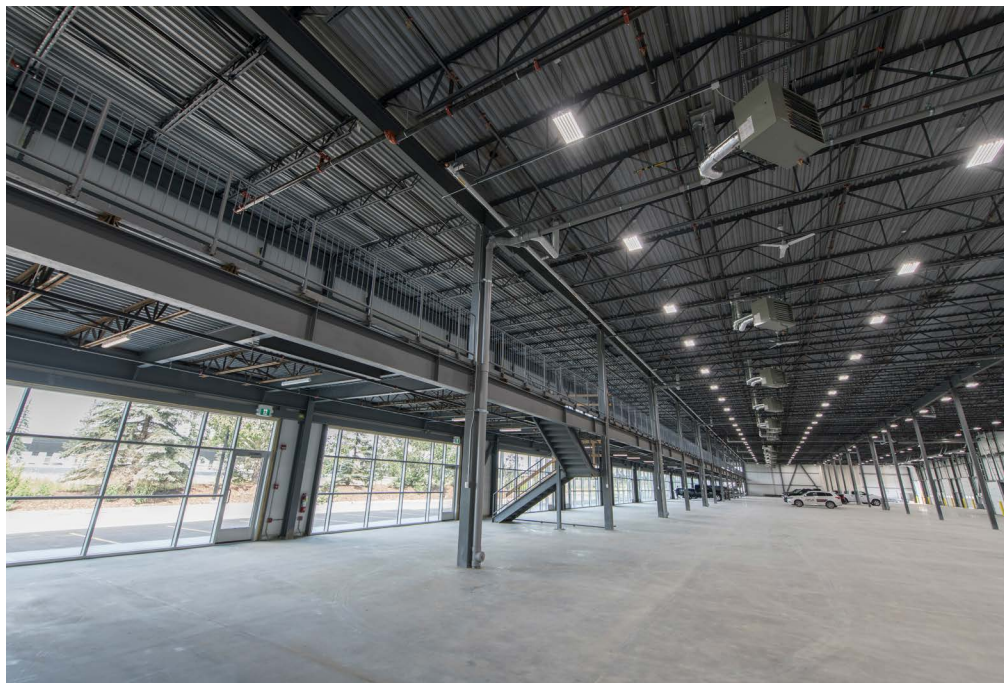
Unit	Total SF	Main Floor SF	Mezzanine	Office	Loading	Lease Rate	Available
170	4,236 SF	3,622 SF	614 SF	To Suit	1 DI	\$13.50 PSF	Immediately
160	8,472 SF	7,243 SF	1,229 SF	To Suit	2 DI	\$13.50 PSF	August 1, 2023
150	8,189 SF	6,960 SF	1,229 SF	To Suit	1 DK, 1 DI	\$13.50 PSF	August 1, 2023
140	8,189 SF	6,960 SF	1,229 SF	To Suit	1 DK, 1 DI	\$13.50 PSF	August 1, 2023
Total	29,086 SF	24,785 SF	4,301 SF	To Suit	2 DK, 5 DI	Market	August 1, 2023

Conceptual Office Floorplan & Renderings



Site 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



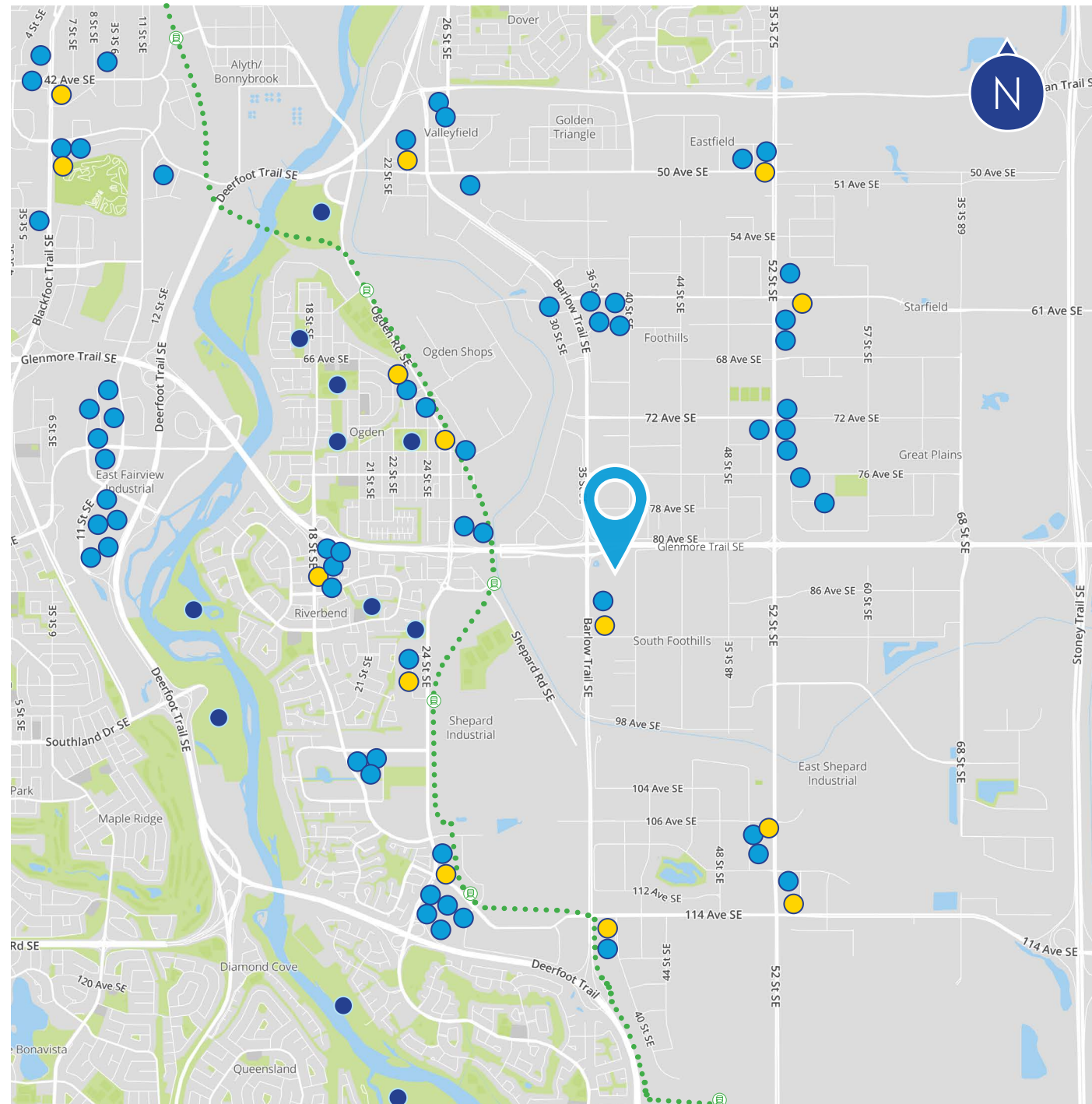
Property

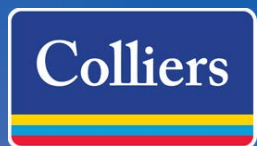
● Food & drink

● Gas Station

● Future LRT
Green Line

● Greenspace/Park





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