

ARCI

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Colliers

For Lease | Calgary, AB

8489 40<sup>th</sup> Street SE

Small bay warehouse spaces with direct exposure to Glenmore Trail

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# 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.

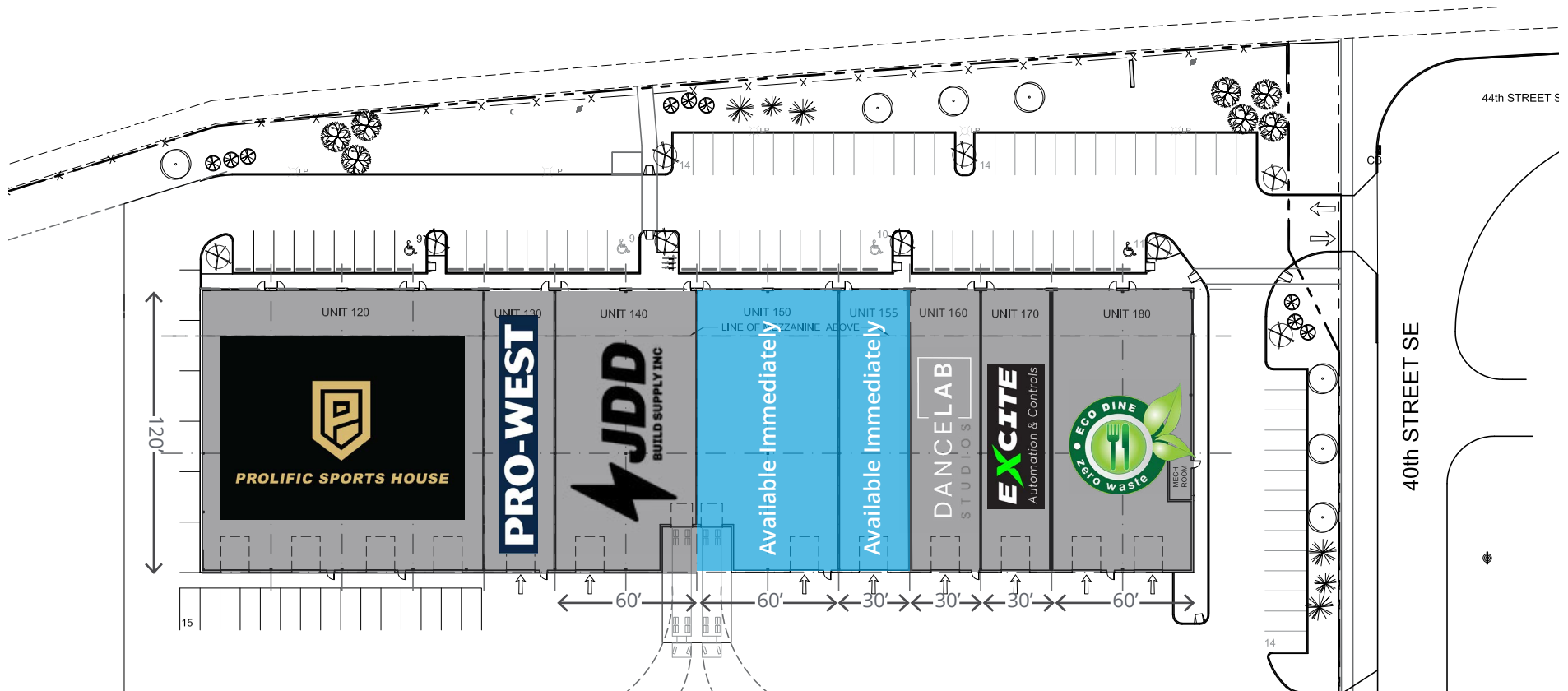
## Highlights

- 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 40<sup>th</sup> Street SE

<b>District</b>	South Foothills
<b>Zoning</b>	I-G Industrial General
<b>Available Space</b>	4,236 - 12,425 SF *Unit Breakdown on next page
<b>Office Area</b>	To Suit
<b>Loading</b>	1 (9' x 10') Dock & 2 (12' x 14') Drive-in loading *Unit Breakdown on next page
<b>Clear Height</b>	24' Clear
<b>Building Depth</b>	120' 8"
<b>Column Width</b>	30' x 50'
<b>Floor Slab</b>	6' concrete slab within 27.5 mPa
<b>Power</b>	200 amps, 120/208 volt, 3 phase 4 wire per unit (TBV)
<b>Lighting</b>	T5HO with motion sensor
<b>Sprinklered</b>	ESFR
<b>Mechanical</b>	Radiant & forced air unit heaters
<b>Fibre Optic</b>	Yes (Telus)
<b>Parking</b>	82 total stalls
<b>Lease Rate</b>	\$13.50 PSF
<b>Op Costs (2023)</b>	\$4.50 PSF
<b>Available</b>	Immediately

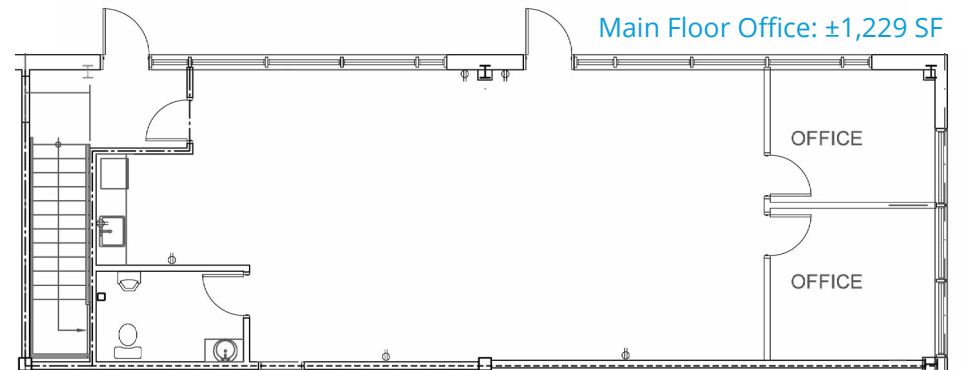
# Floor Plan & Unit Breakdown



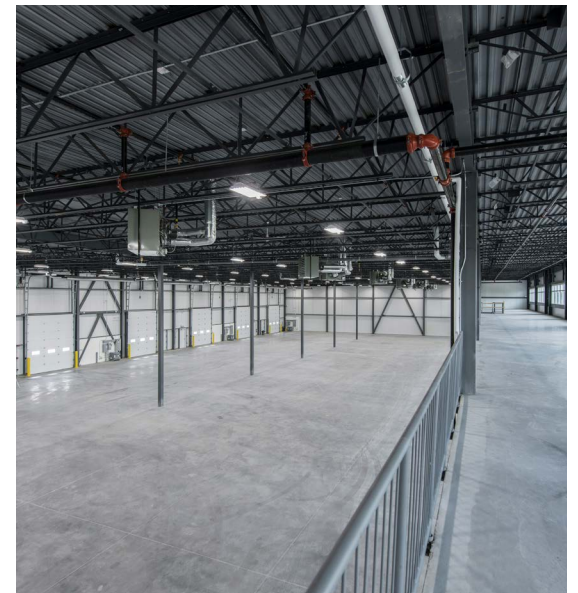
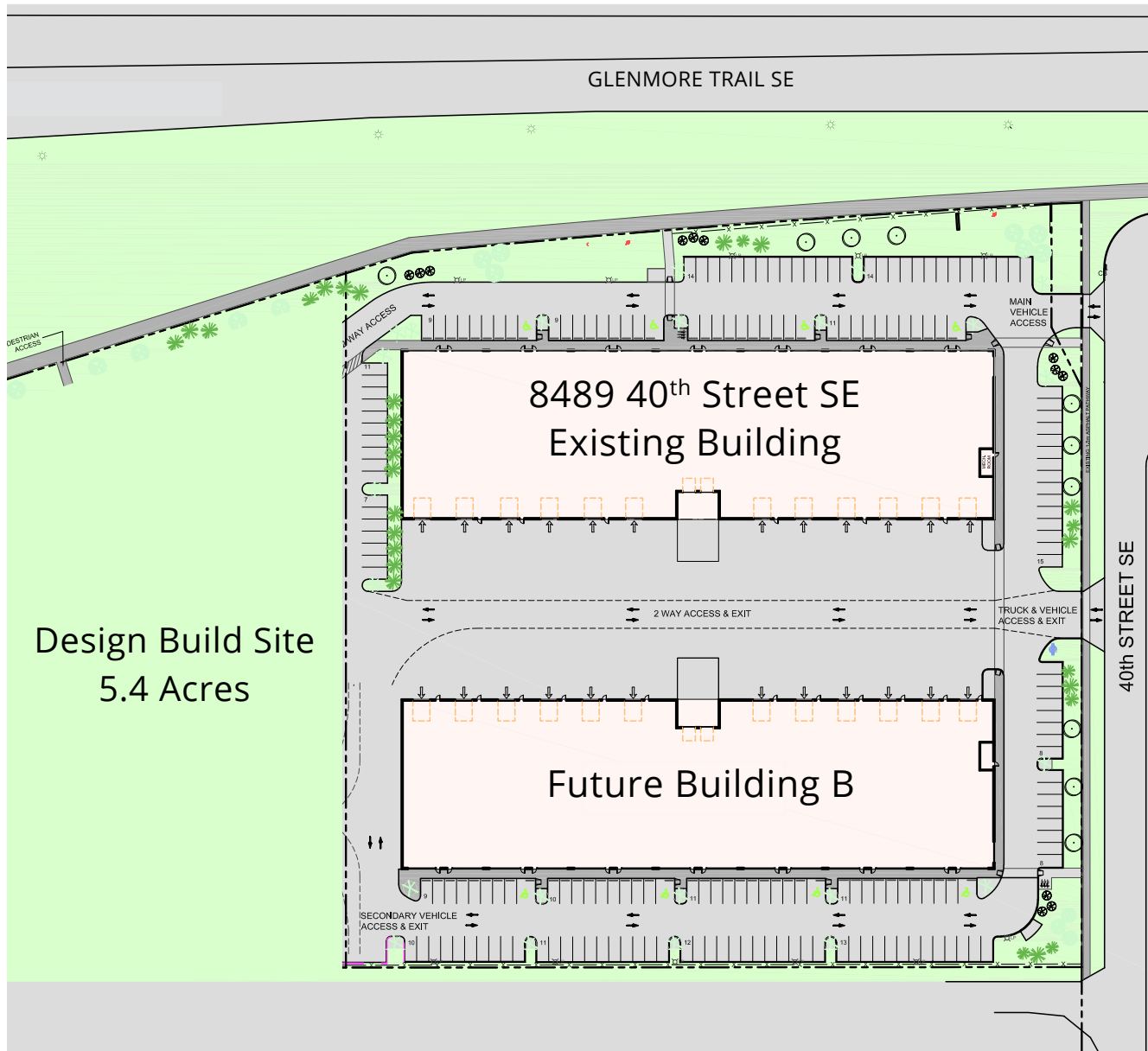
Unit	Total SF	Main Floor SF	Mezzanine	Office	Loading	Lease Rate	Available
155	4,236 SF	3,622 SF	614 SF	To Suit	1 DI	\$13.50 PSF	Immediately
150	8,189 SF	6,960 SF	1,229 SF	To Suit	1 DK, 1 DI	\$13.50 PSF	Immediately
Total	12,425 SF	10,582 SF	1,843 SF	To Suit	1 DK, 2 DI	Market	Immediately



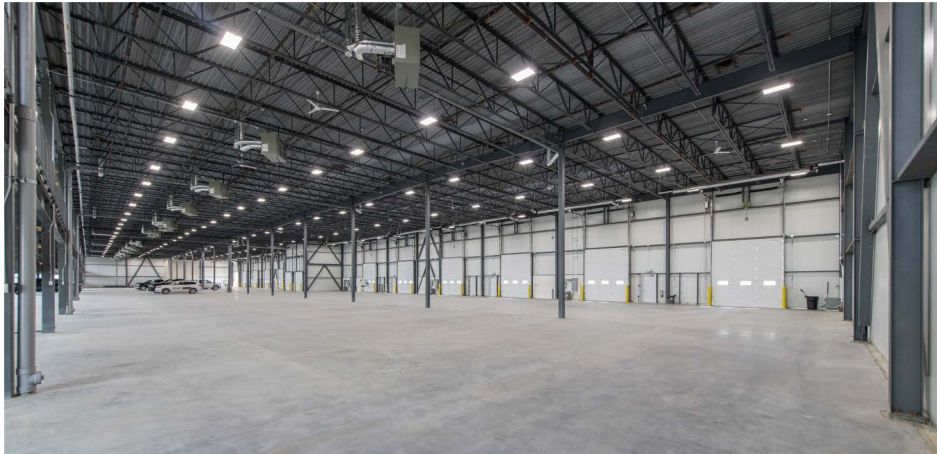
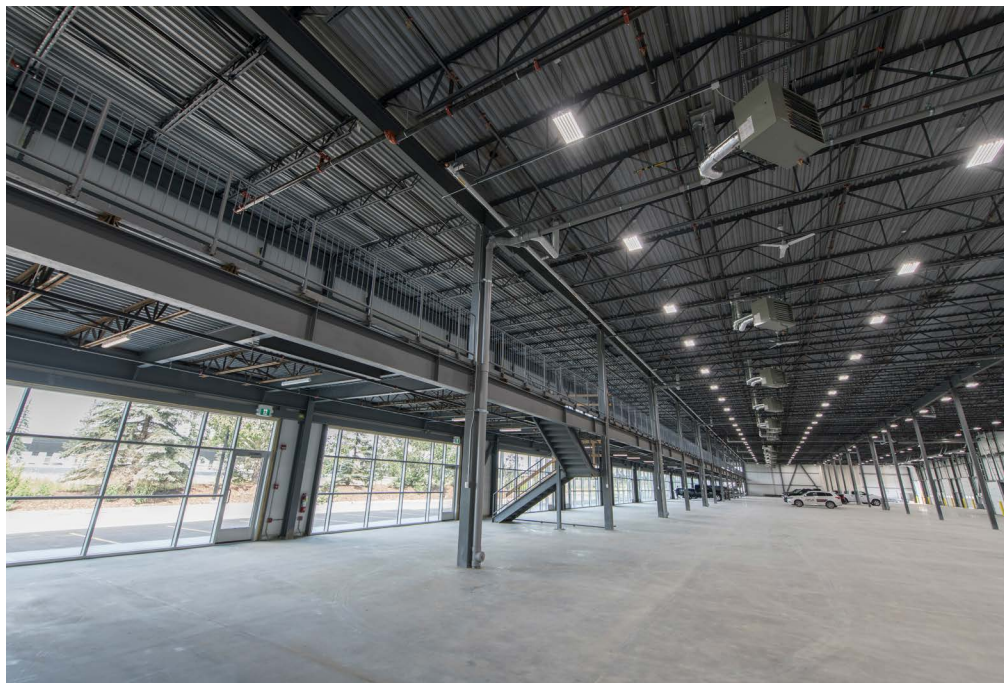
# Conceptual Office Floorplan & Renderings



# Site Plan









# Location Overview

## Location highlights

- 1 minute to Glenmore Trail
- 1 minute to Barlow Trail
- 4 minutes to Deerfoot Trail
- 3 minutes to 52<sup>nd</sup> 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



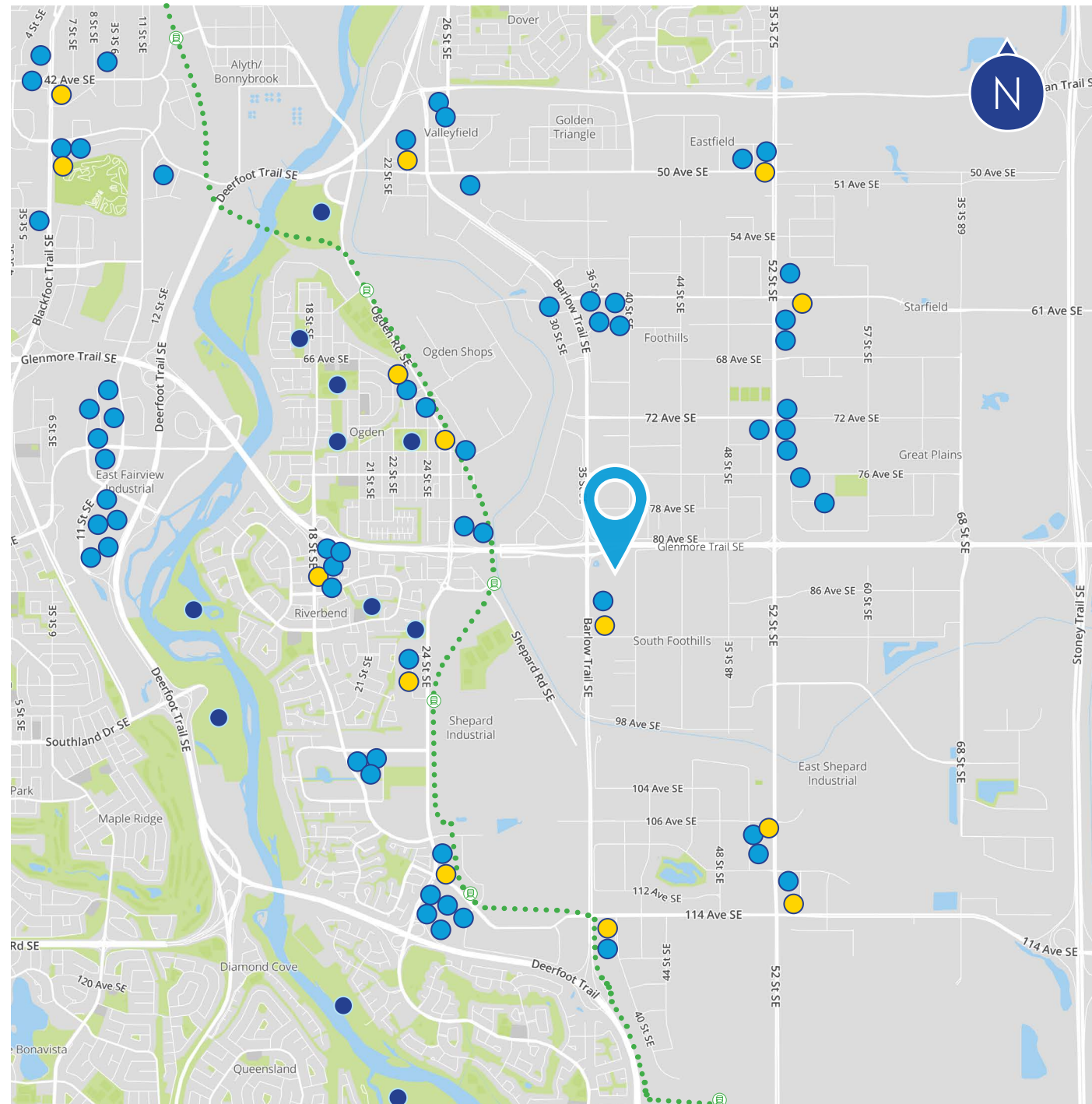
Property

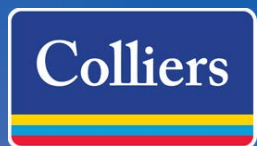
● Food & drink

● Gas Station

● Future LRT  
Green Line

● Greenspace/Park





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