

For Lease



8489 40 Street SE

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

Get more information

Tyler Wellwood

Principal

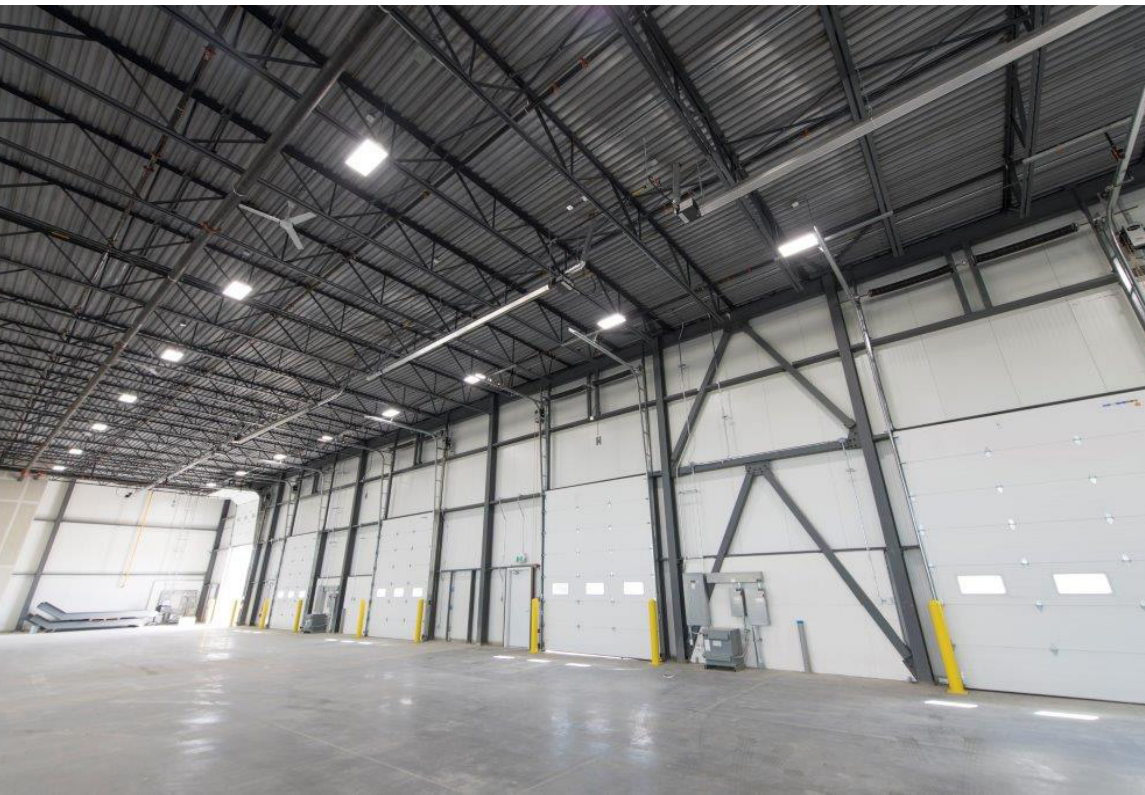
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Overview

Building A Details

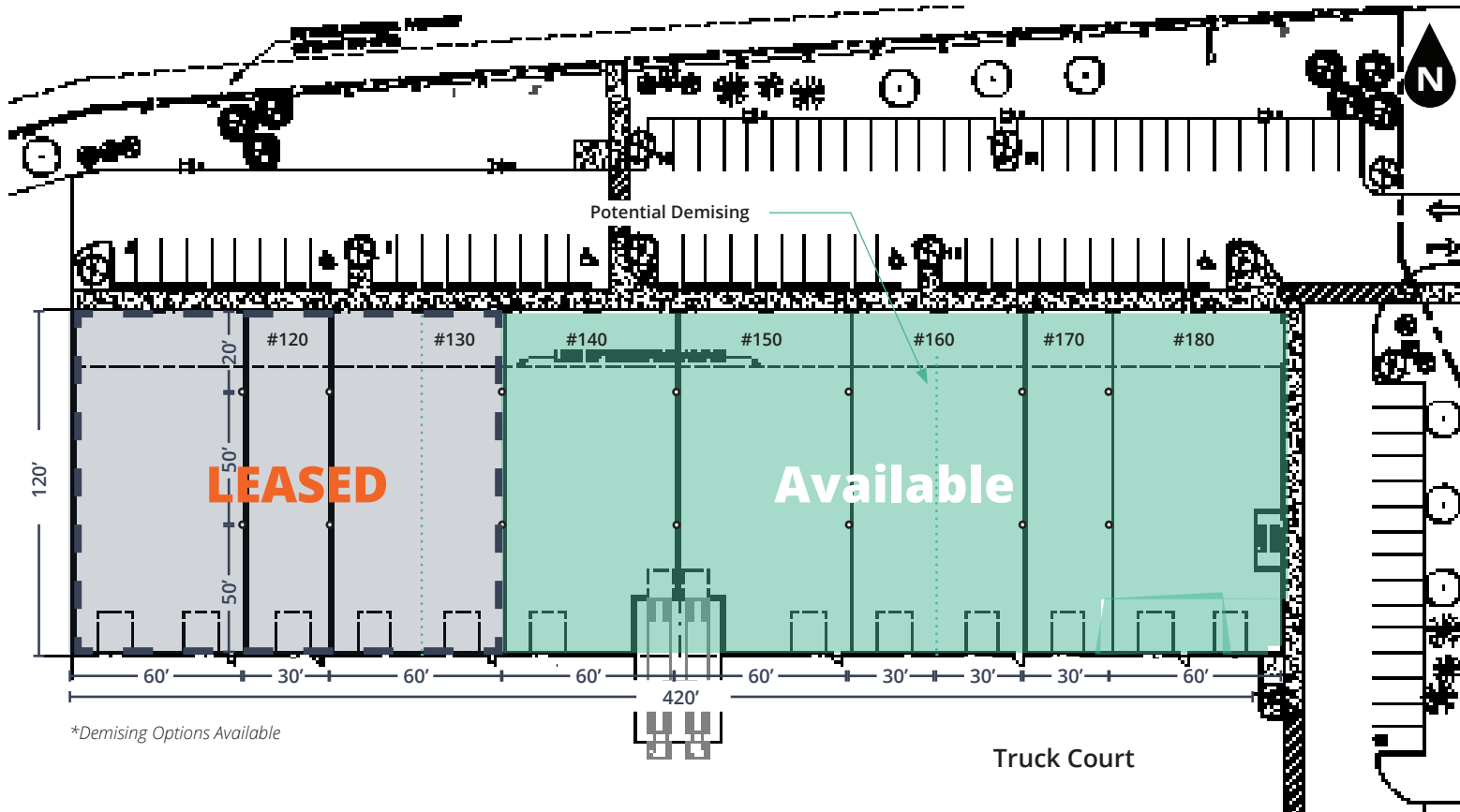
Site Area:	3.80 acres
Zoning:	I-G (Industrial General)
Building Size:	58,516 sf
Minimal Bay Size:	4,236 sf
Building Depth:	120'8"
Column Width:	30' x 50' (typ)
Ceiling Height:	24' clear
Loading:	2 Dock (9'x10') 12 Drive-in (12'x14')
Power:	200 amps @ 120/208-volt 3 phase 4 wire
Lighting:	T5HO with Motion 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:	\$13.50 psf (Yr 1)
Operating Cost & Taxes:	\$4.95 psf (2022 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 and multiple bays starting at \$13.50 PSF



*Demising Options Available

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	LEASED
140	8,189	6,960	1,229	1	1	\$15.00 \$13.50
150	8,189	6,960	1,229	1	1	\$15.00 \$13.50
160	8,472	7,243	1,229	N/A	2	\$15.00 \$13.50
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 \$13.50

Site Plan

Site Area

Warehouse: 8.1 Acres

Design Build: 5.54 Acres

Total Site Area: 11.91 Acres

Flex Bay Warehouse

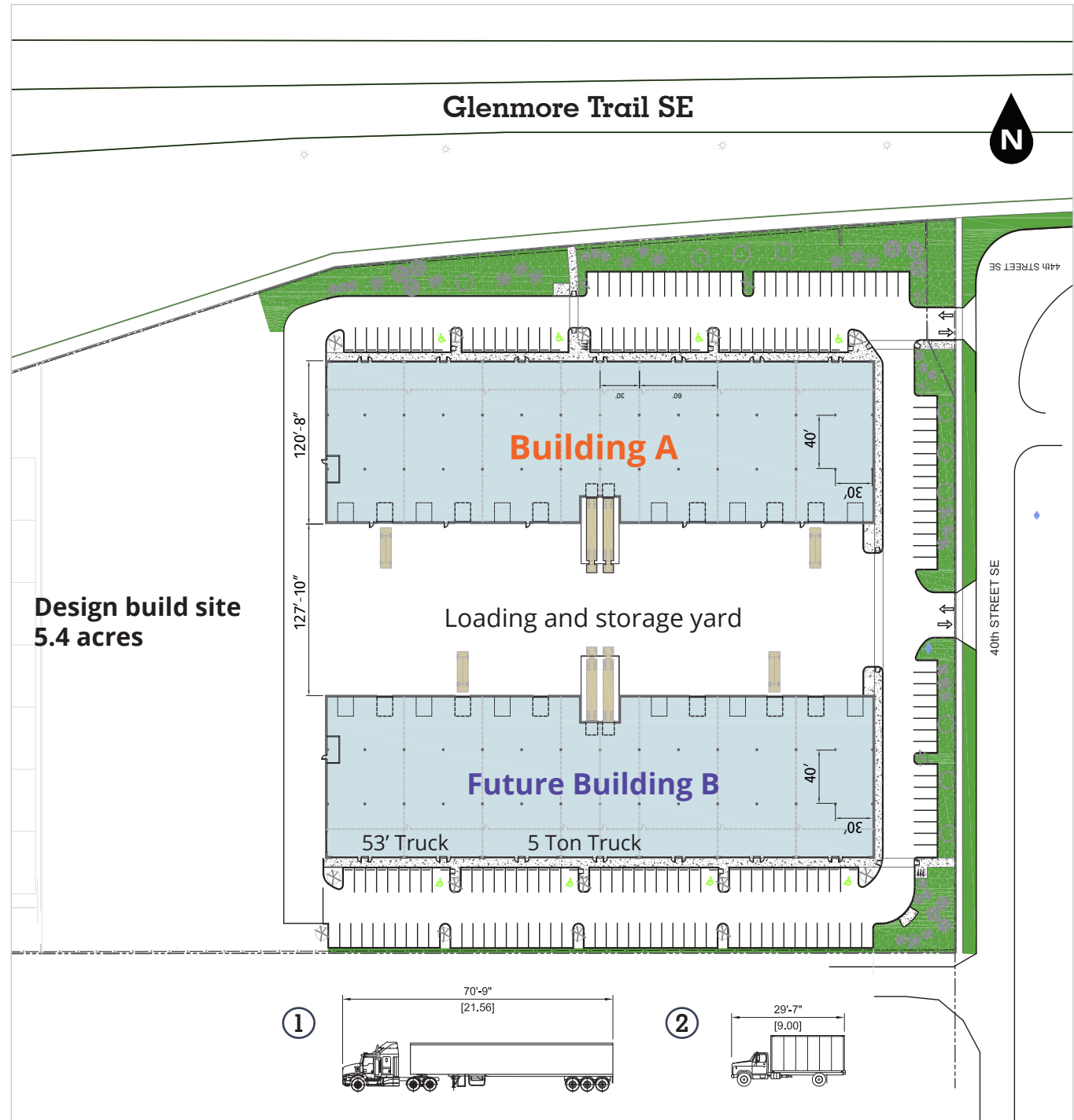
Building A 58,516 SF | Available **Now!**

Future Building B 58,516 SF

Parking Stalls

Building A: 82 stalls

Building B: 103 stalls



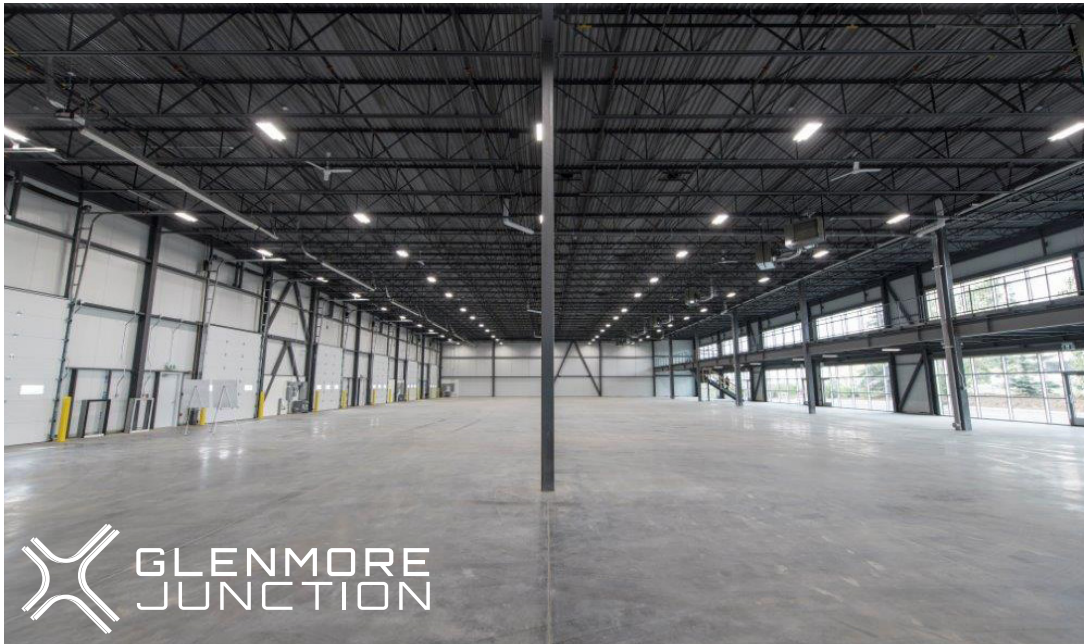
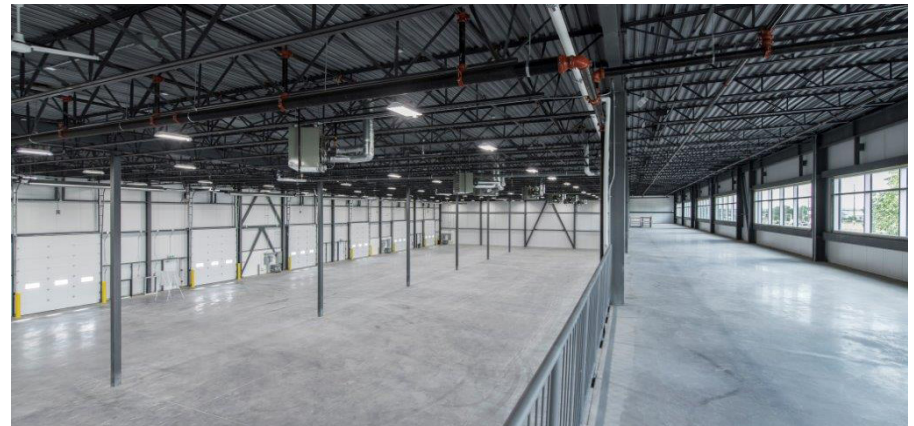
Location & amenities

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

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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.

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