 SEE A BRIGHTER WAY

# For lease

Exposure Warehouse & Office Space,  
with Secured Storage Compound

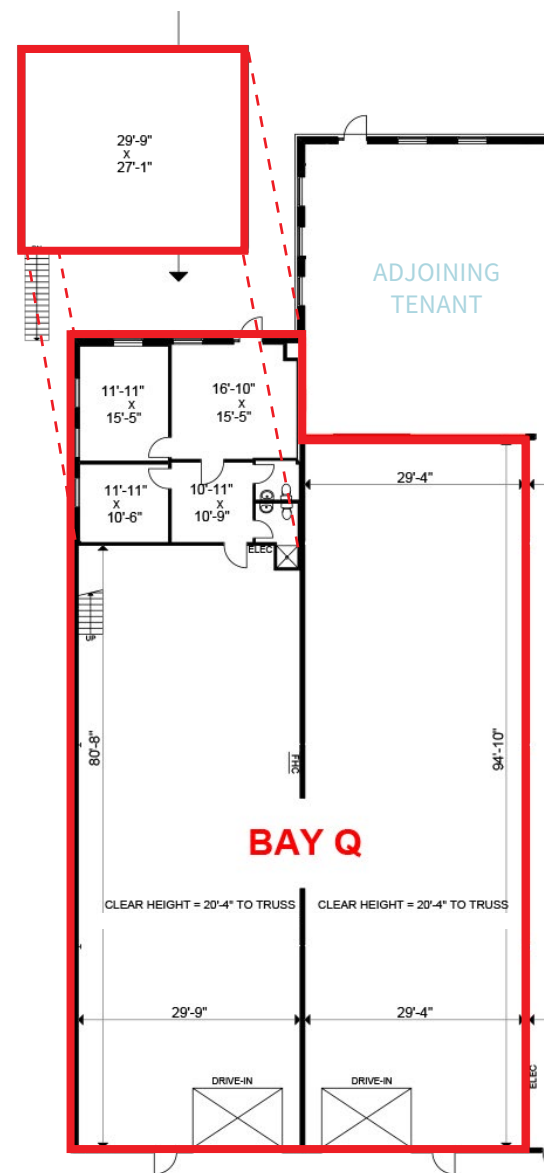
8080 36 Street SE, Bay Q  
Calgary, AB

6,231 s.f.

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BAY Q BONUS MEZZANINE



District	Foothills
Zoning	I-G (Industrial General)
Unit Size	Office: 859 s.f. Warehouse: 5,372 s.f. Total: 6,231 s.f.
Ceiling Height	20' clear
Loading	2 – 12' x 14' drive-in doors
Power	200 Amps @ 120/208 Volts (TBV)
Available	November 1, 2024
Op. Costs	\$5.28 p.s.f. (est. 2024) (\$2,741 per month)
Lease Rate	\$16.50 p.s.f. (\$8,568 per month)  Landlord to paint and install new flooring throughout the office as part of a new five year deal.



Direct exposure to Glenmore Trail and Barlow Trail SE



Low office ratio



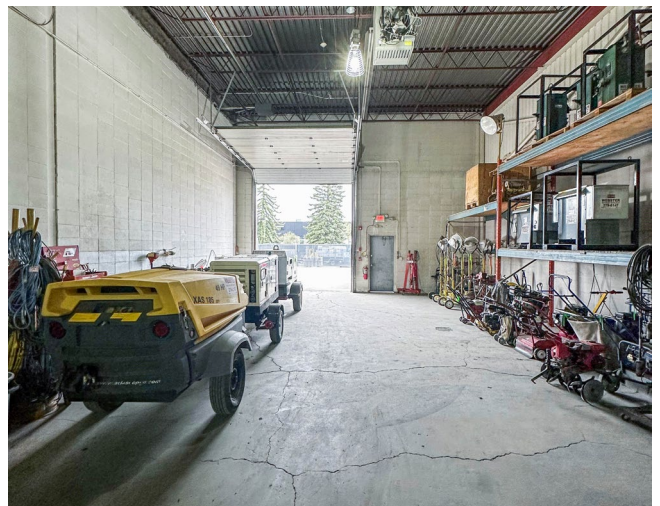
Rear secured storage compound and dedicated parking



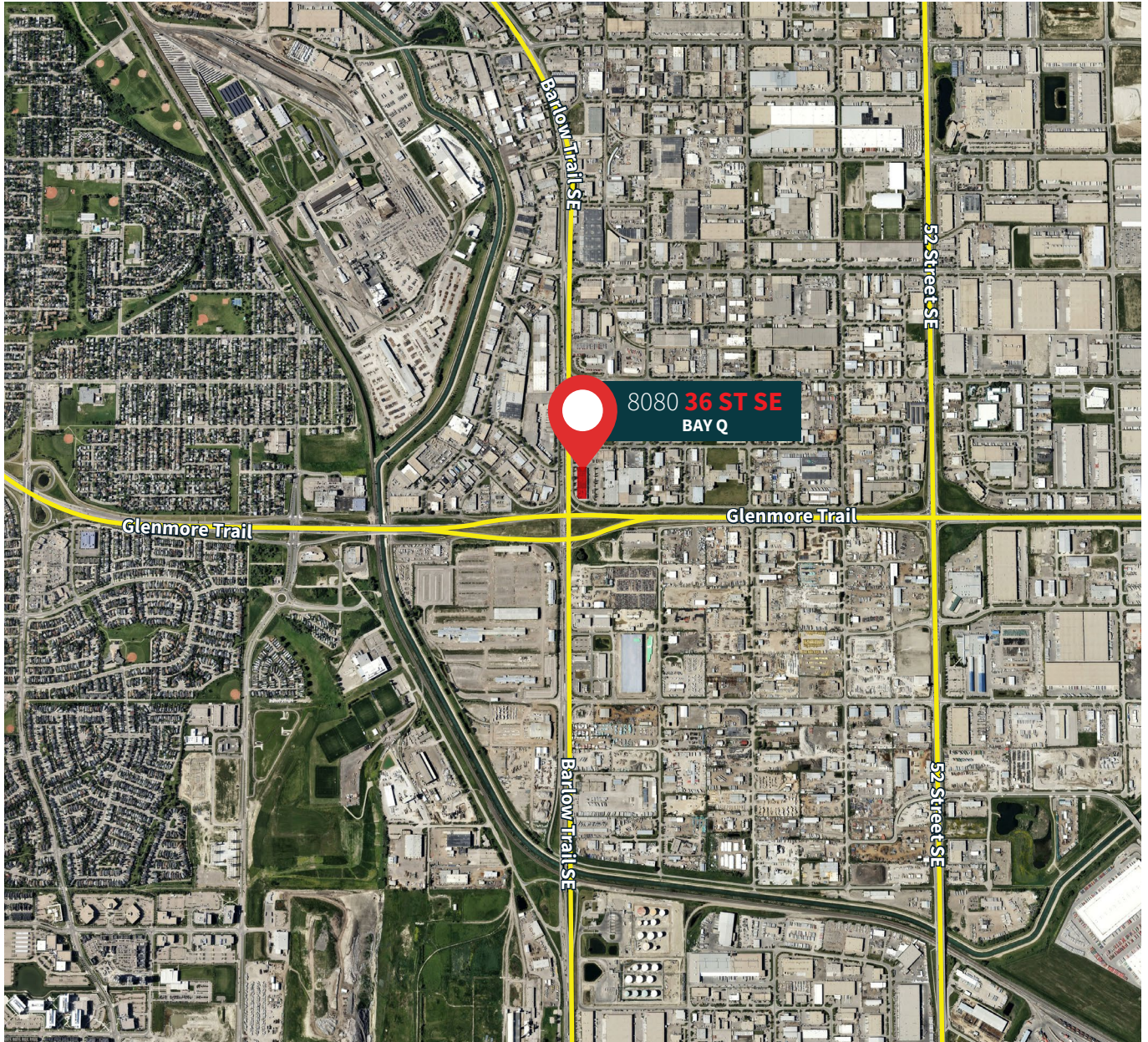
Immediate access to major thoroughfares



8080 36 Street SE, Bay Q / Calgary, AB







## Major Roads

Trans-Canada Highway → **20 min.**

Deerfoot Trail → **10 min.**

Stoney Trail East → **10 min.**

## Destinations

Downtown Calgary → **20 min.**

Calgary International Airport → **25 min.**

## Contact us for more information

[jll.ca](https://jll.ca)

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