



# For lease

**Building A - 300 Aero Link NE**  
**Building B - 240 Aero Way NE**

Brand New Distribution Space  
**YYC Global Distribution Centre - Phase IV**  
Various Demising Options Available

Developed by



# Property Highlights

- Ready for tenant fixturing
- Office built to suit
- High dock ratio
- Ample on-site quadruple row and double row parking

## Building Details

Building A - 300 Aero Link NE			
District	Airport	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6'x8' serco manual
Building Size	113,275 s.f.	Door Sizes	28 (9' x 10') OH dock doors 6 (12' x 12') OH drive-in doors
Available SF	8,000 s.f. to 28,300 s.f. *Landlord willing to increase by half bays (4,000 SF) increments.	Typical Column Grid	50' x 50' (60' staging)
Typical Bay Size	8,000 s.f.	Heating	Gas fired unit heaters in warehouse
Building Depth	159'	Power	347/600 volts, 3 Phase, 2000A Main Distribution
Ceiling Height	24' clear	Op. Costs (2024)	\$4.25 p.s.f. (2025 est.)
Trailer Parking	17 stalls available	Rent	Market

Building B - 240 Aero Way NE			
District	Airport	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6'x8' serco manual
Building Size	200,640 s.f.	Door Sizes	60 (9' x 10') OH dock doors 4 (12' x 12') OH drive-in doors
Available SF	31,800 s.f. to 200,640 s.f. *Landlord willing to increase by half bays (5,300 SF) increments.	Typical Column Grid	50' x 50' (60' staging)
Typical Bay Size	10,600 s.f.	Heating	Gas fired unit heaters in warehouse
Building Depth	209'	Power	347/600 volts, 3 Phase, 2000A Main Distribution
Ceiling Height	32' clear	Op. Costs (2024)	\$4.25 p.s.f. (2025 est.)
Trailer Parking	42 stalls available	Rent	Market



# Building / Site Plan

BUILDING A









BUILDING B



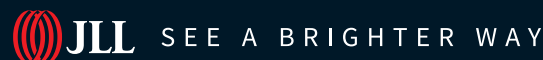




## Drive Times

	Bus Stop	1 min		Nearest C-Train Station	11 min / 9 km
	Calgary International Airport	5 min / 6 km		CP Railway Intermodal	26 min / 35 km
	Deerfoot Trail (Highway 2)	5 min / 3 km		Downtown Calgary	26 min / 15 km
	Stoney Trail East	9 min / 8 km		Trans-Canada Highway (Hwy1)	12 min / 9.5 km

## Contact us



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