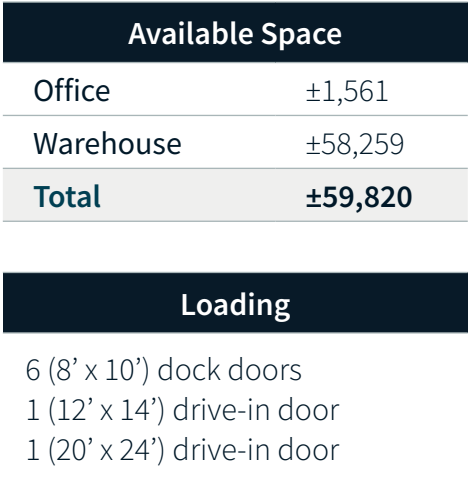


For Lease

Below Market Warehouse Space in Foothills Industrial

8077 - 40 Street SE, Unit 8081 A-D
Calgary AB

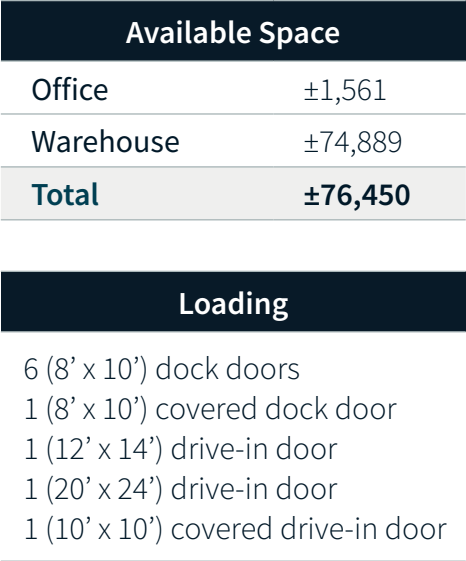
- Convenient access to Barlow Trail SE and Glenmore Trail SE
- Large truck marshalling area
- Dock and drive-in loading
- Up to ± 1 acre of fully paved yard space can be made available



Available Space	
Office	±1,561
Warehouse	±58,259
Total	±59,820

Loading

- 6 (8' x 10') dock doors
- 1 (12' x 14') drive-in door
- 1 (20' x 24') drive-in door



Available Space	
Office	±1,561
Warehouse	±74,889
Total	±76,450

Loading

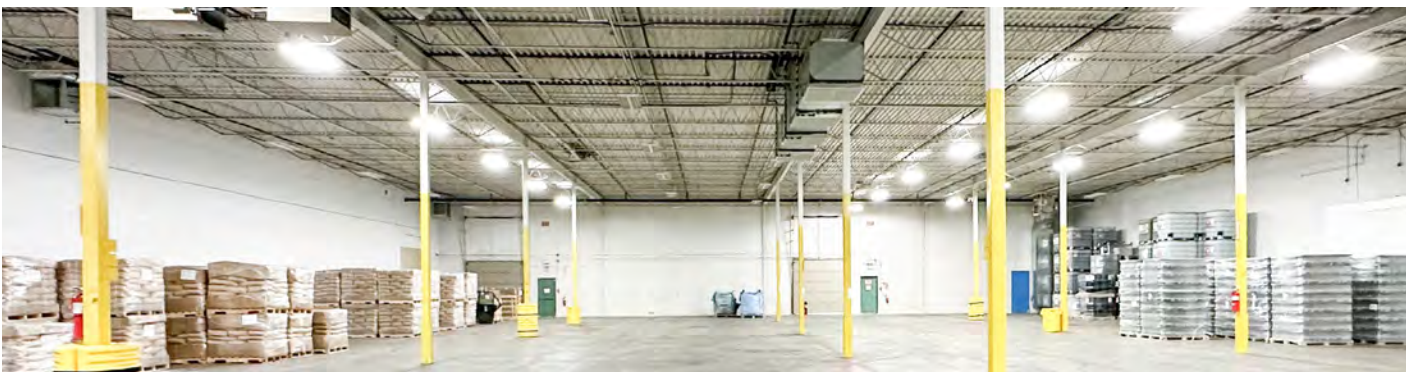
- 6 (8' x 10') dock doors
- 1 (8' x 10') covered dock door
- 1 (12' x 14') drive-in door
- 1 (20' x 24') drive-in door
- 1 (10' x 10') covered drive-in door

Property Details

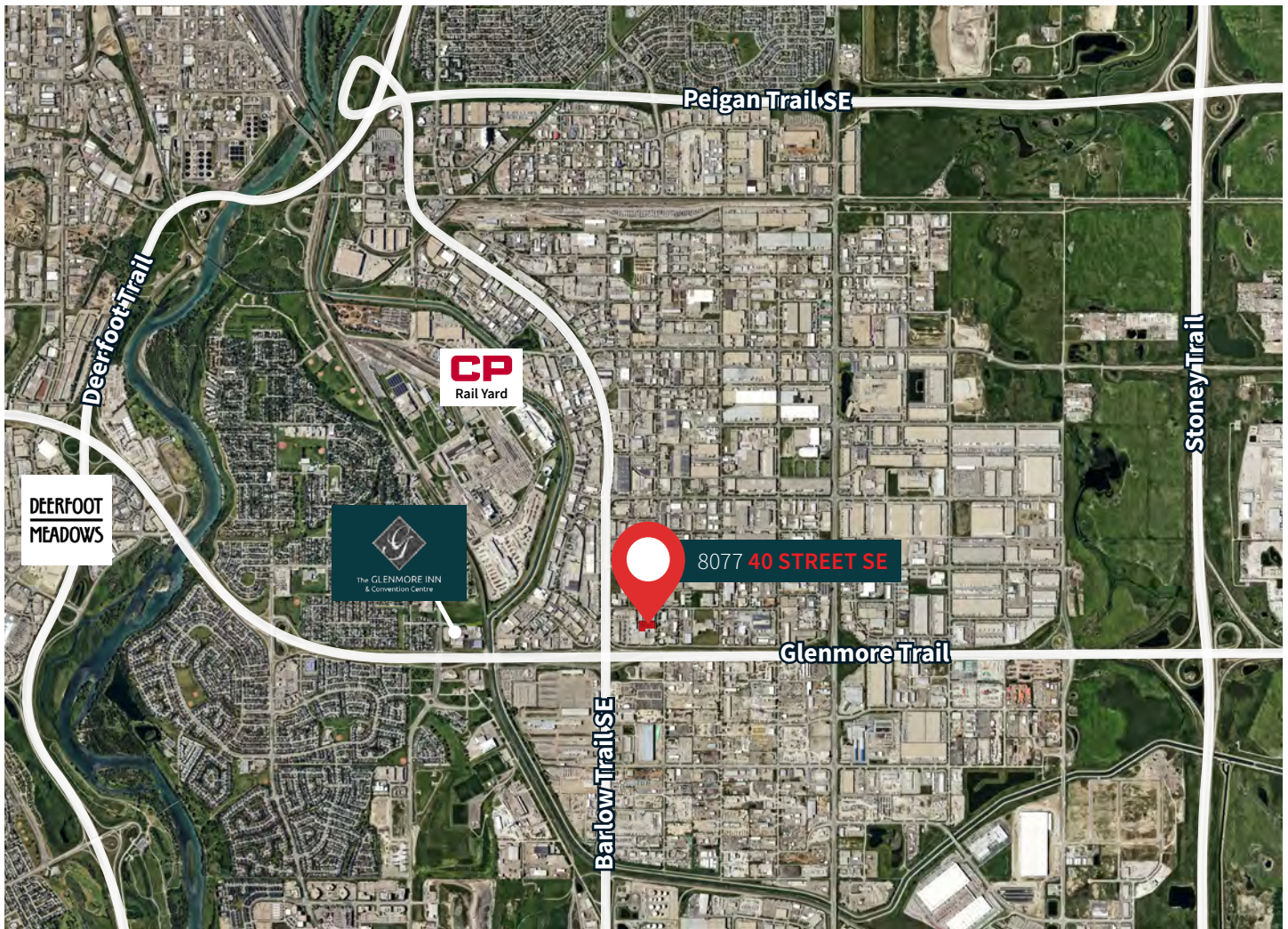
District	Foothills Industrial	Lease Rate	\$6.50 p.s.f.
Zoning	I-G (Industrial General)	Op. Costs	\$5.56 p.s.f. (2025 est.)
Power	1200 Amp @ 600 Volt (TBV)	Available	Negotiable
Ceiling Height	<p>Option 1: 32' clear for ±66% of space 20' clear for ±34% of space</p> <p>Option 2: 32' clear for ±53% of space 20' clear for ±47% of space</p>	Features	<ul style="list-style-type: none">• Large truck marshalling area• Make-up air• Up to ± 1 acre of fully paved yard area potentially available• ESFR and CMSA sprinklers• Trailer lights and locks



Photos



Property Location



Major Roads and Destinations

Deerfoot Trail → **7 min. / 5.9 km**

Downtown Calgary → **16 min. / 12.5 km**

Glenmore Trail → **3 min. / 1.7 km**

Calgary Int. Airport → **22 min. / 23 km**

Stoney Trail East → **7 min. / 4.7 km**

Contact us for more information

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