



 **JLL** SEE A BRIGHTER WAY

# For Lease

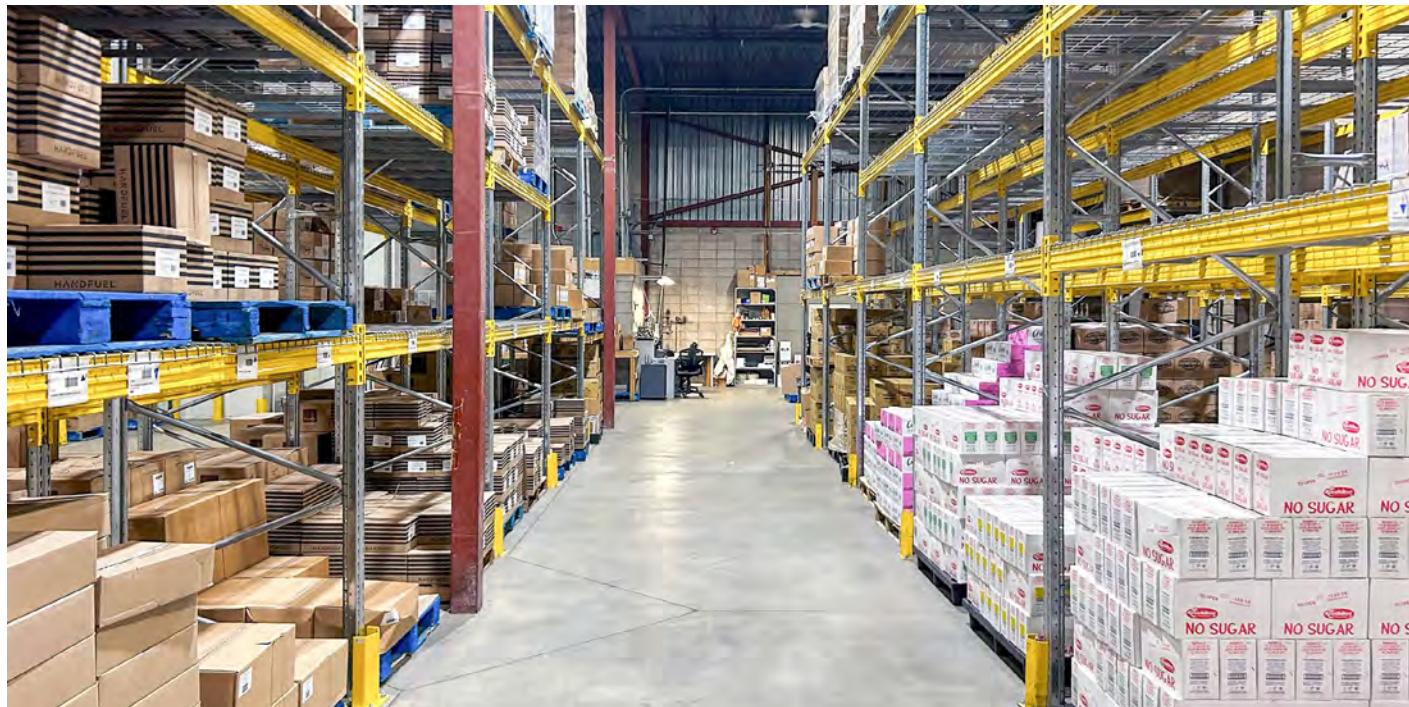
4040 - 80 Avenue SE - Bays E, F, & M  
Calgary, AB

Warehouse & Office Space

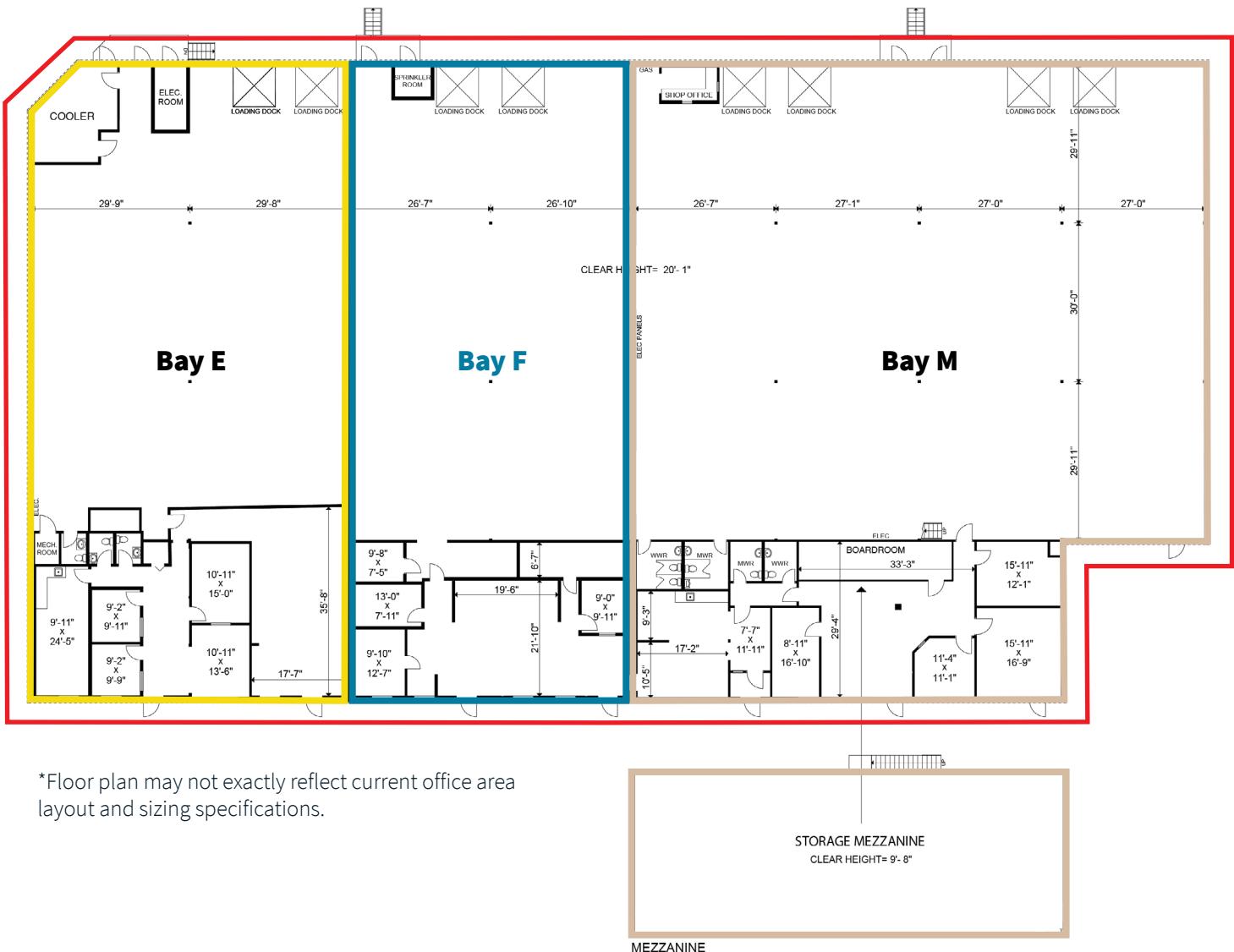
- Potential demising options of 7,200 s.f., 6,600 s.f. and 12,239 s.f.
- Up to 26,039 s.f. of distribution space
- Dock loading with 53' trailer capability
- Easy access to major roadways (Glenmore Trail, 52 Street SE and Barlow Trail South)

# Property Details

<b>Address</b>	4040 - 80 Avenue SE - Bays E, F, & M	<b>Sprinklers</b>	Yes
<b>District</b>	Foothills Industrial District	<b>Heating</b>	Gas fired unit heaters and forced air HVAC in office
<b>Zoning</b>	I-G (Industrial General)	<b>Lighting</b>	LED
<b>Ceiling Height</b>	21' clear	<b>Op. Costs</b>	\$5.27 p.s.f. (2026)
<b>Power</b>	400 amps @ 120/208 volts (TBV)	<b>Features</b>	<ul style="list-style-type: none"><li>• Clean, well maintained space</li><li>• Capacity for 53' trailers</li><li>• Exposure to Glenmore Trail</li></ul>

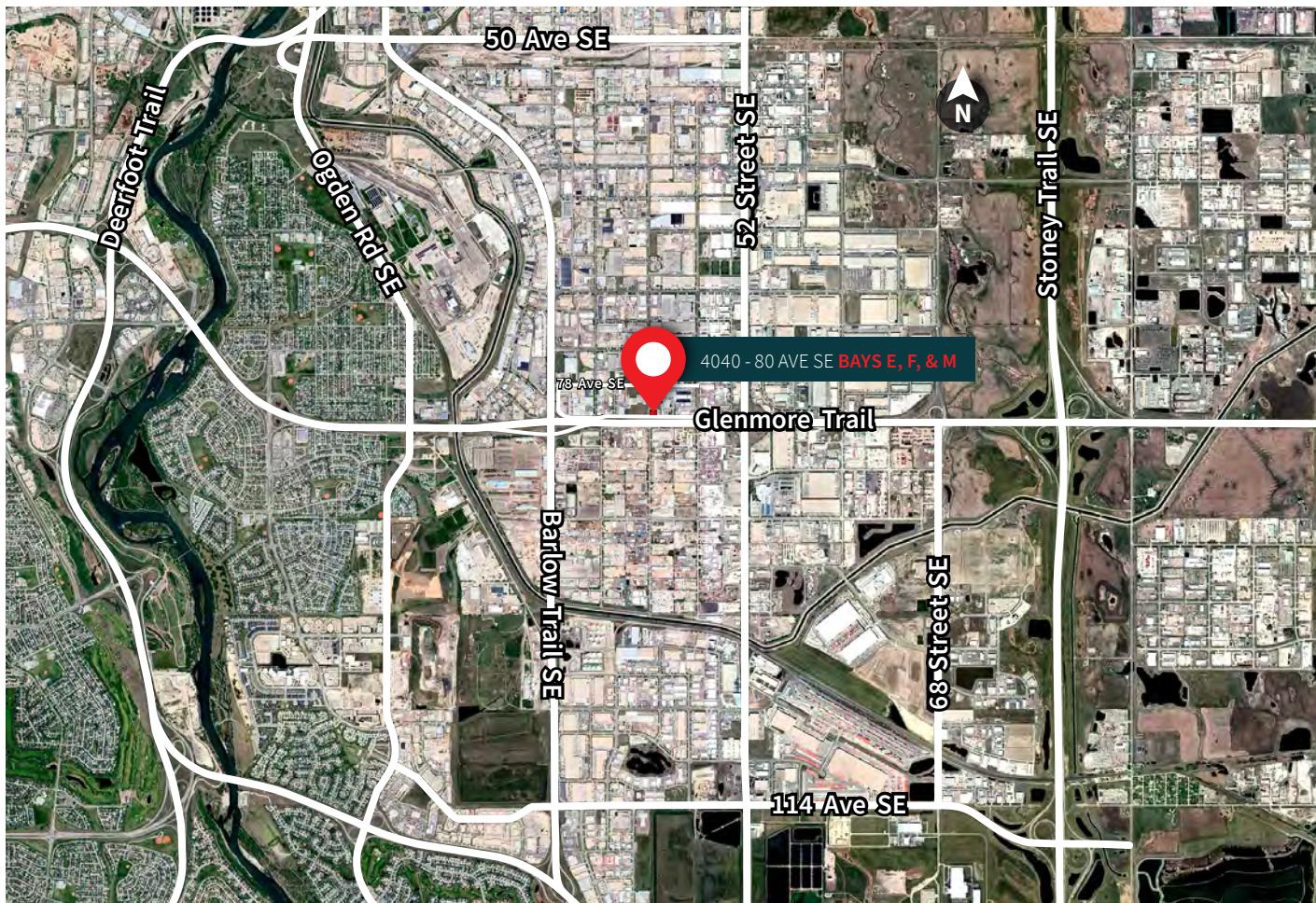


# Building Floor Plan



	Bay E	Bay F	Bay M	Bay E, F & M
Bay Size	Office ±2,100 s.f. Warehouse ±5,100 s.f. Total ±7,200 s.f.	Office ±1,525 s.f. Warehouse ±5,075 s.f. Total ±6,600 s.f.	Office ±2,554 s.f. Warehouse ±9,685 s.f. Total ±12,239 s.f.	Office ±6,179 s.f. Warehouse ±19,860 s.f. Total ±26,039 s.f.  *Bonus Mezzanine ±2,554 s.f.
Loading	2 dock doors	2 dock doors	4 dock doors	8 dock doors
Lease Rate	Market	Market	Market	Market
Availability	30 days notice	Immediately	Immediately	Negotiable

# Property Location



## Drive Times



Barlow Trail → **2 min. / 1 km**



Stoney Trail East → **10 min. / 5.3 km**



Glenmore Trail → **4 min. / 1.7 km**



Downtown Calgary → **20 min. / 12.7 km**



Deerfoot Trail → **7 min. / 5.9 km**



Calgary Int. Airport → **25 min. / 22.9 km**

Contact us for more information

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