



For lease

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

Developed by

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



Building A Details

300 Aero Link NE			
District	Airport Lands	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6' x 8' Serco manual
Building Size	± 113,275 s.f.	Door Sizes	16 (9' x 10') dock doors 3 (12' x 12') drive-in doors
Available SF	± 44,433 s.f. *± 8,091 s.f. or ± 28,263 s.f. contiguous	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	\$4.25 p.s.f. (2025 est.)
Total Site Trailer Parking	48 stalls available	Rent	Market

Building Plan



Potential Demising Options	Size (Square Feet)	Loading
Bay 4	8,091	2 Dock Doors, 1 Drive-In Door
Bays 5 & 6	12,118	4 Dock Doors, 1 Drive-In Door
Bays 3 & 4	16,145	6 Dock Doors, 1 Drive-In Door
Bays 8 & 9 (Includes 1,322 s.f. Show Suite)	16,170	6 Dock Doors, 1 Drive-In Door
Bays 3 to 6	28,263	10 Dock Doors, 2 Drive-In Doors

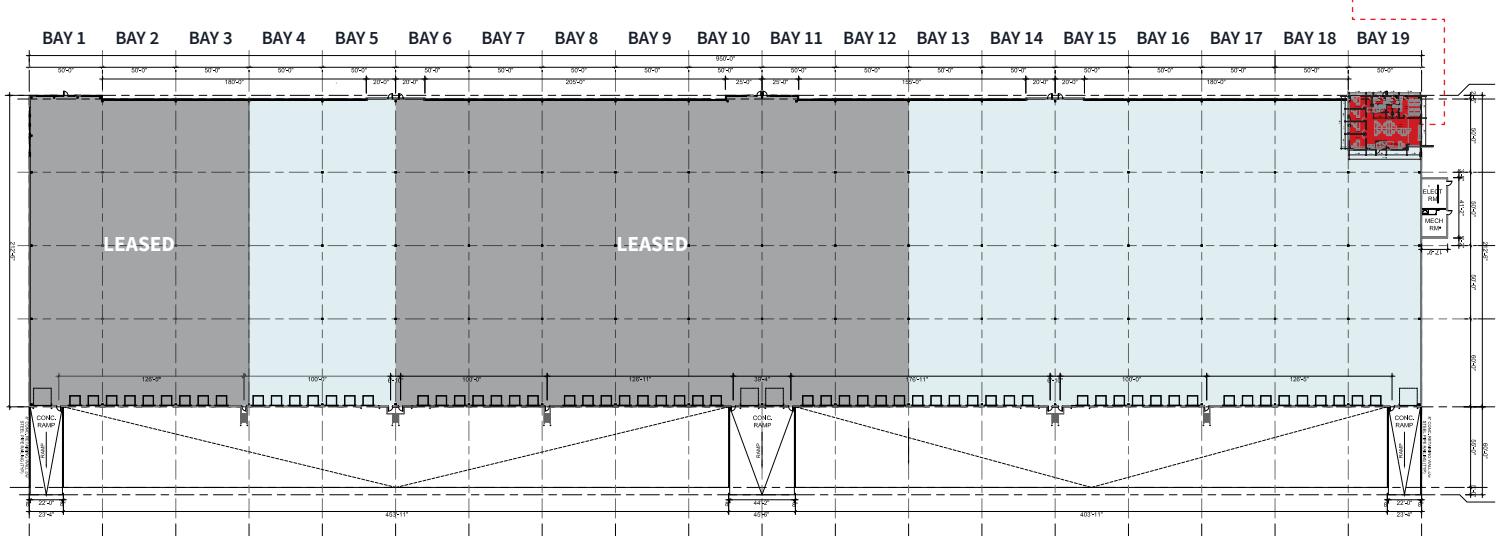
Building B Details

240 Aero Way NE

District	Airport Lands	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6' x 8' Serco manual
Building Size	± 200,640 s.f.	Door Sizes	30 (9' x 10') dock doors 1 (12' x 12') drive-in doors
Available SF	± 95,045 s.f. *± 21,110 s.f. or ± 73,935 s.f. contiguous	Typical Column Grid	50' x 50' (60' staging)
Typical Bay Size	± 10,530 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	\$4.25 p.s.f. (2025 est.)
Total Site Trailer Parking	48 stalls available	Rent	Market

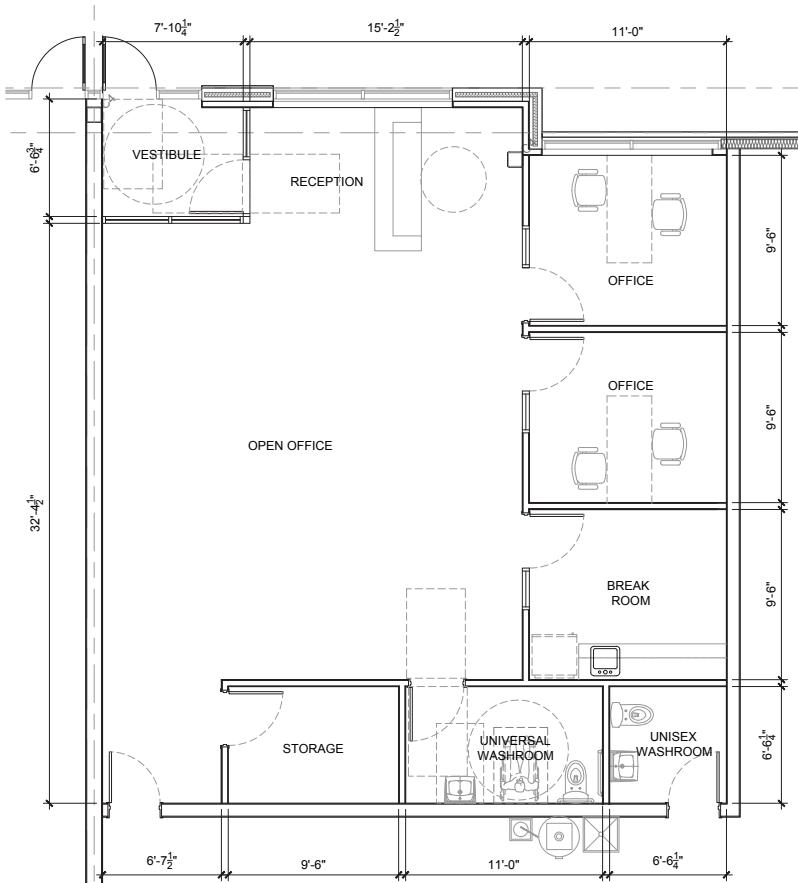
Building Plan

NEW SHOW SUITE: 2,499 SF
(Under Construction)

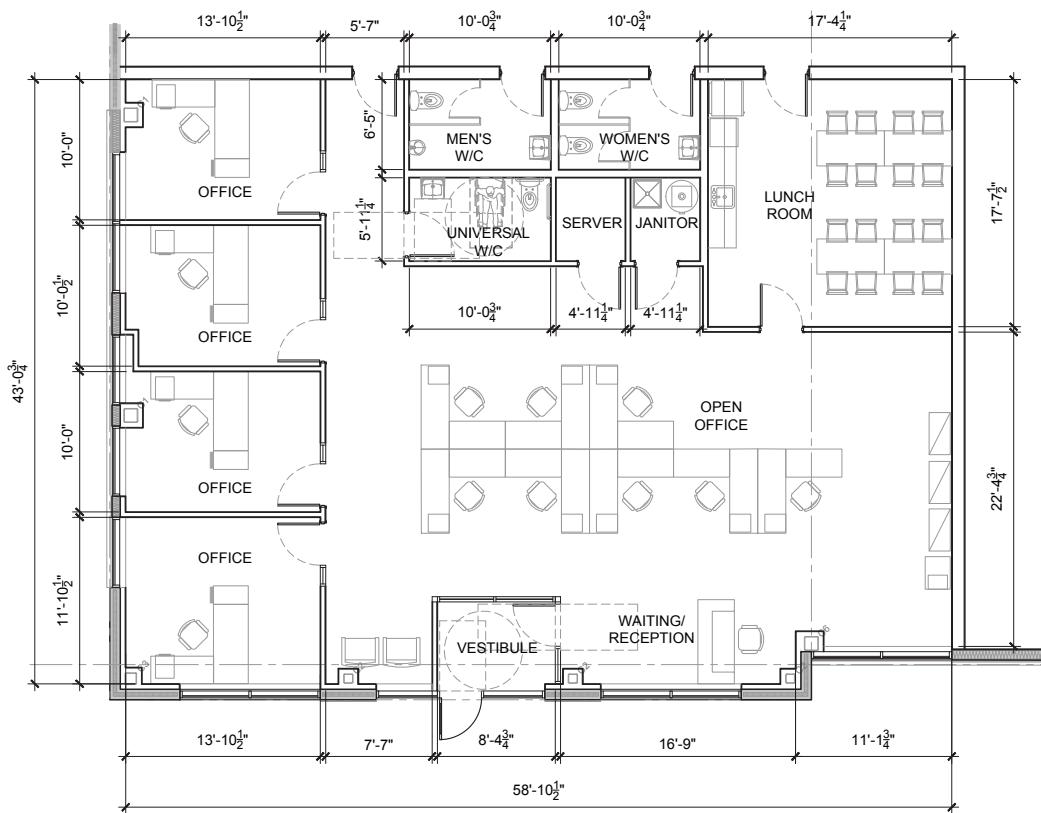


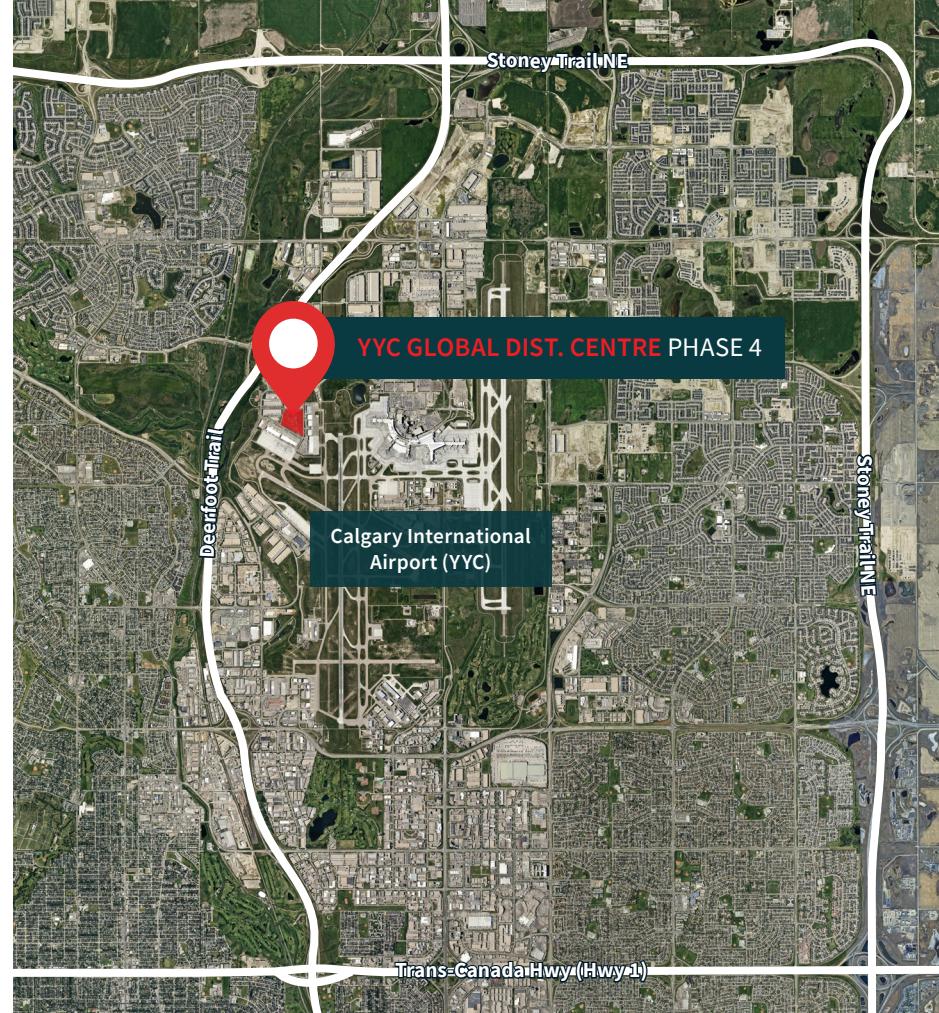
Potential Demising Options	Size (Square Feet)	Loading
Bays 4 & 5	21,110	7 Dock Doors
Bays 13 to 15	31,690	10 Dock Doors
Bays 13 to 16	42,220	14 Dock Doors
Bays 13 to 17	52,750	17 Dock Doors
Bays 13 to 19 (Includes 2,499 s.f. Show Suite)	73,935	23 Dock Doors, 1 Drive-In Door

Building A Show Suite – 1,322 s.f. of Office Space (Construction Complete)



Building B Show Suite – 2,499 s.f. of Office Space (Under Construction)





Drive Times

 Bus Stop	1 min. walk	 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



Carey Koroluk

Lead Broker

Vice President

+1 403 456 2346

carey.koroluk@jll.com

Austin Smith

Lead Broker

Vice President

+1 403 456 2197

austin.smith@jll.com

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com

jll.ca