



For Sublease

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

Warehouse & Office Space

- Up to 26,160 s.f. of distribution space
- Potential area options of 18,960 s.f. and 26,160 s.f.
- Dock loading with 53' trailer capability
- Easy access to major roadways (Glenmore Trail, 52 Street SE and Barlow Trail South)

Property Details

Address 4040 - 80 Avenue SE - Units E, F, & M

District Foothills Industrial District

Zoning I-G (Industrial General)

Ceiling Height 21' clear

Power TBV

Sprinklers Yes

Heating Gas fired unit heaters and forced air HVAC in office

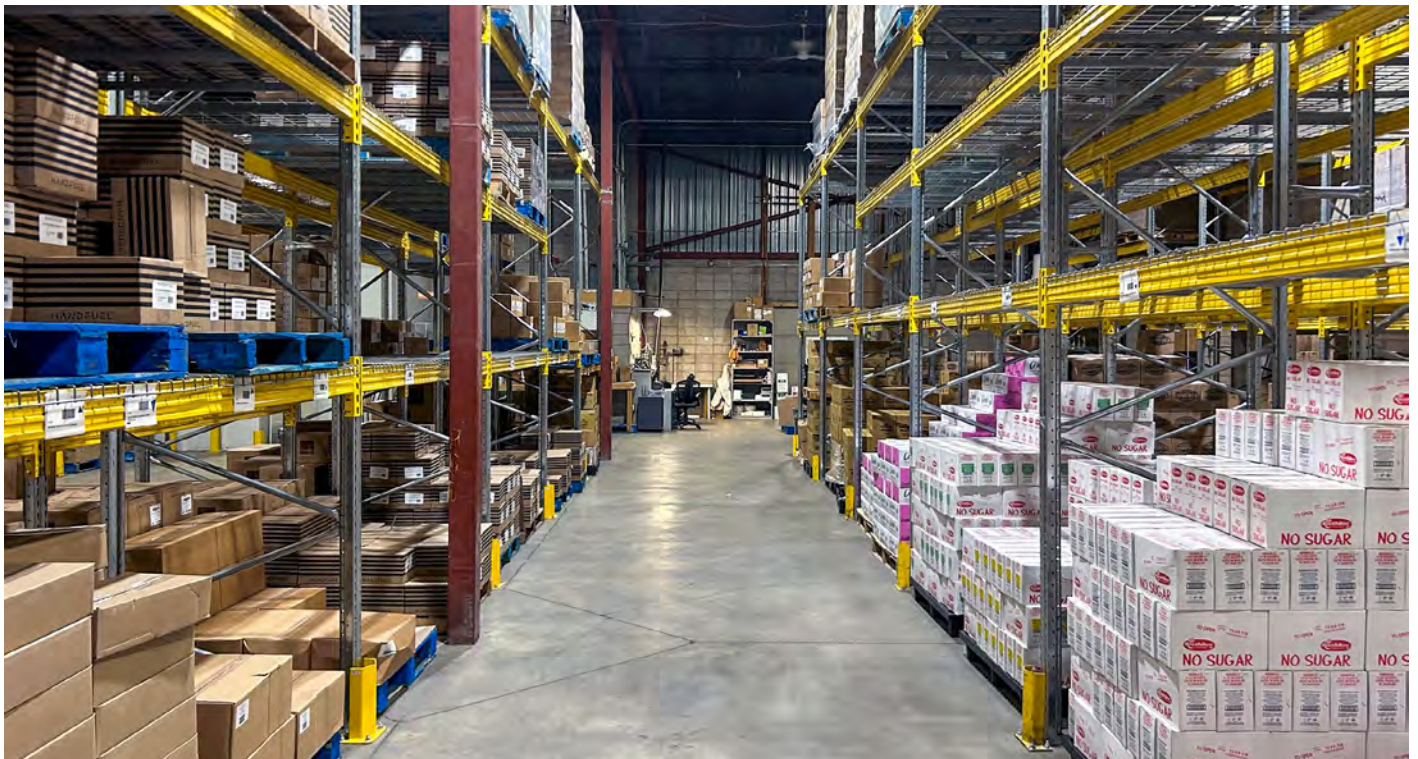
Lighting LED

Op. Costs \$6.53 p.s.f. (2025)

Sublease Expiry June 30, 2030

Features

- Flexible sublease term available
- Clean, well maintained space

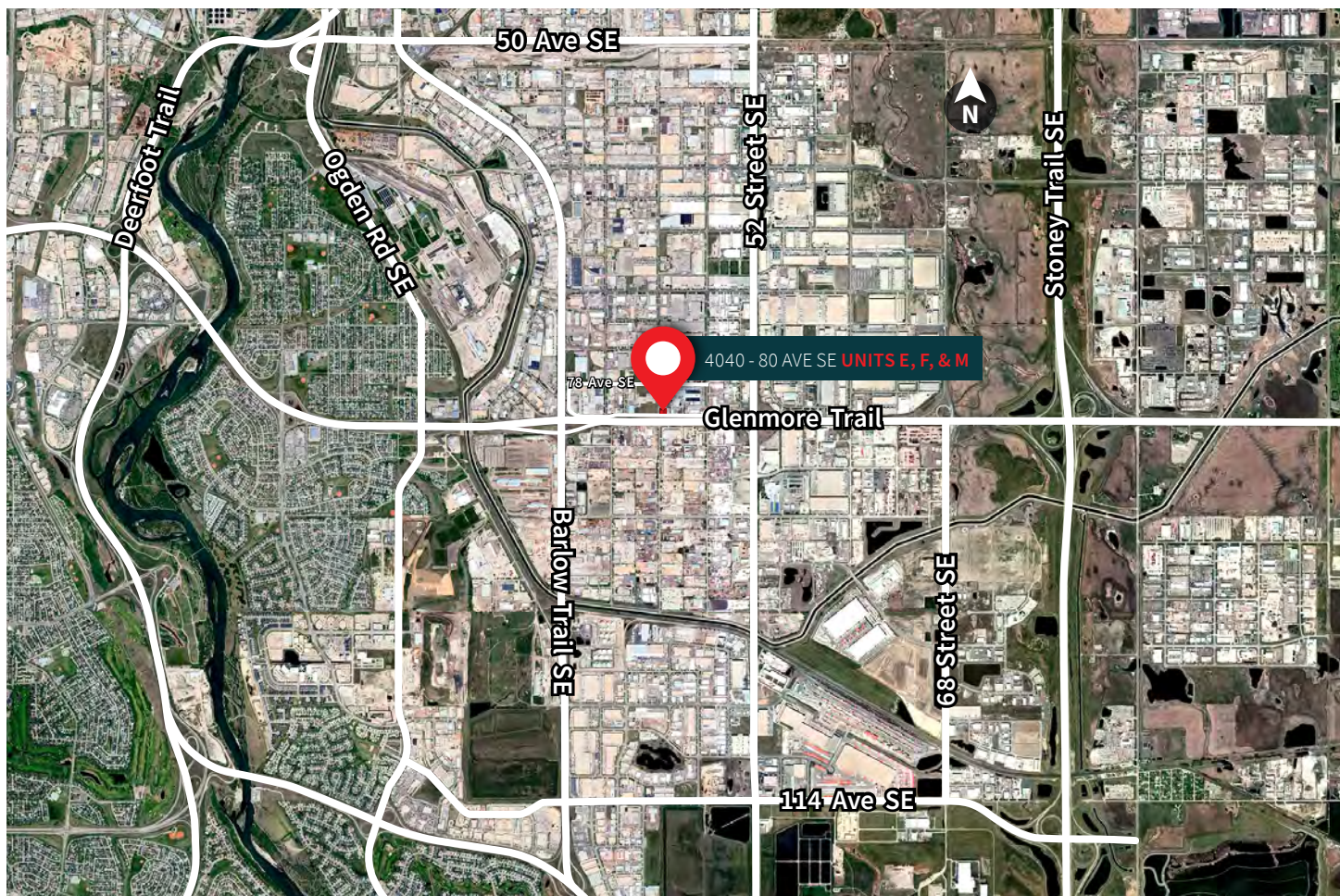


Building Floor Plan



	Bays F & M	Bays E, F & M (All Bays)
Unit Size	Office 4,041 s.f.	Office ± 6,160 s.f.
	Warehouse 14,919 s.f.	Warehouse 20,000 s.f.
	Total 18,960 s.f.	Total 26,160 s.f.
Bonus Mezzanine	2,474 s.f.	2,474 s.f.
Power	TBV	TBV
Loading	6 dock doors	7 dock doors
Lease Rate	\$9.95 p.s.f. +annual escalations	\$9.95 p.s.f. +annual escalations
Availability	Immediately	Immediately

Property Location



Major Roads and Destinations



Barlow Trail → **2 min.**



Stoney Trail East → **10 min.**



Glenmore Trail → **4 min.**



Downtown Calgary → **20 min.**



Deerfoot Trail → **7 min.**



Calgary Int. Airport → **25 min.**

Contact us for more information



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