



# For Lease

8916 & 9016 - 40 Street SE  
Calgary, AB

**17,613 s.f. on 9.24 acres**

- 75% paved site
- Drive-through loading
- Fully serviced site with two separate access points
- Immediate access to Deerfoot Trail, Barlow Trail SE, Stoney Trail SE, and exposure to 90 Avenue SE



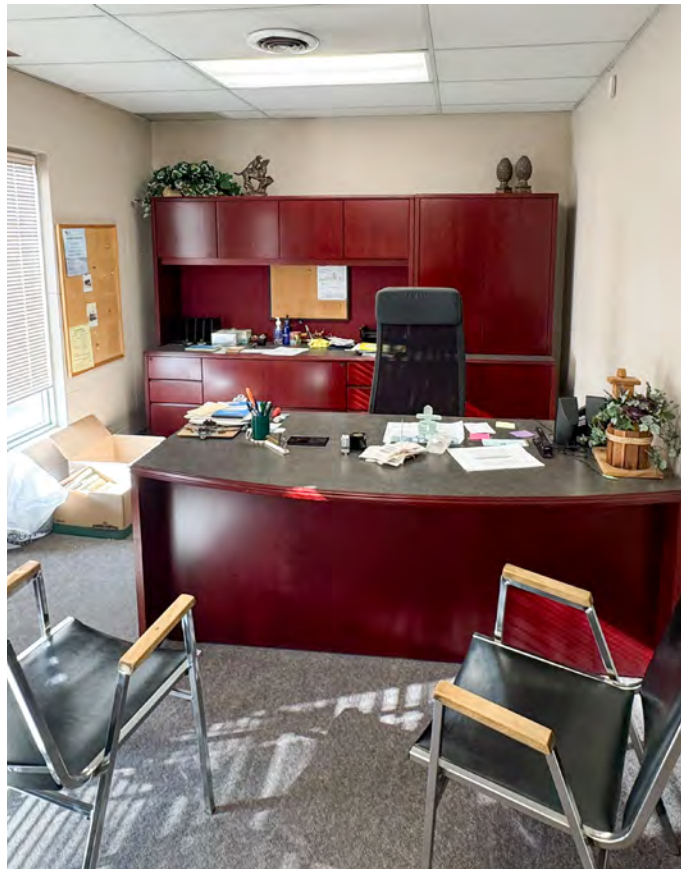
# Property Details

<b>District</b>		South Foothills	<b>Ceiling Height</b>		17.5' (original shop) 20' - 30' (expansion shop)
<b>Zoning</b>		I-G (Industrial General)	<b>Loading</b>		3 (14' w x 14' h) drive-in doors 3 (12' w x 14' h) drive-in doors 1 (16' w x 14' h) drive-in door
<b>Building Size</b>		Office 3,518 s.f. Original Shop 7,377 s.f. Expansion Shop 6,718 s.f. Total: 17,613 s.f.	<b>Power</b>		400 amps @ 480 volts
<b>Year Built</b>		1980 (expanded in 2010)	<b>Available</b>		Immediately
<b>Site Size</b>		9.24 acres	<b>Op. Costs</b>		Self-managed
			<b>Lease Rate</b>		Market

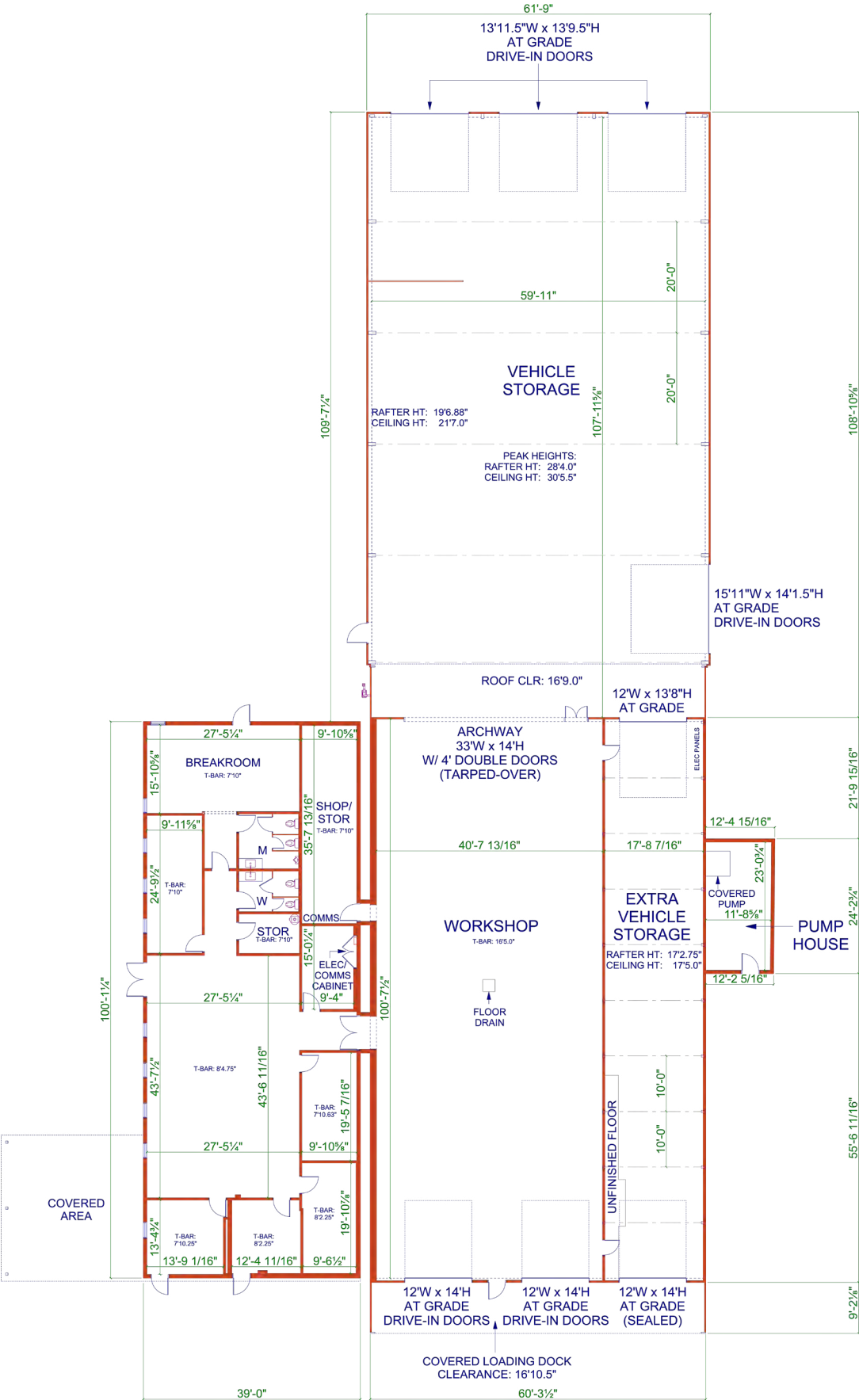




# Site Photos

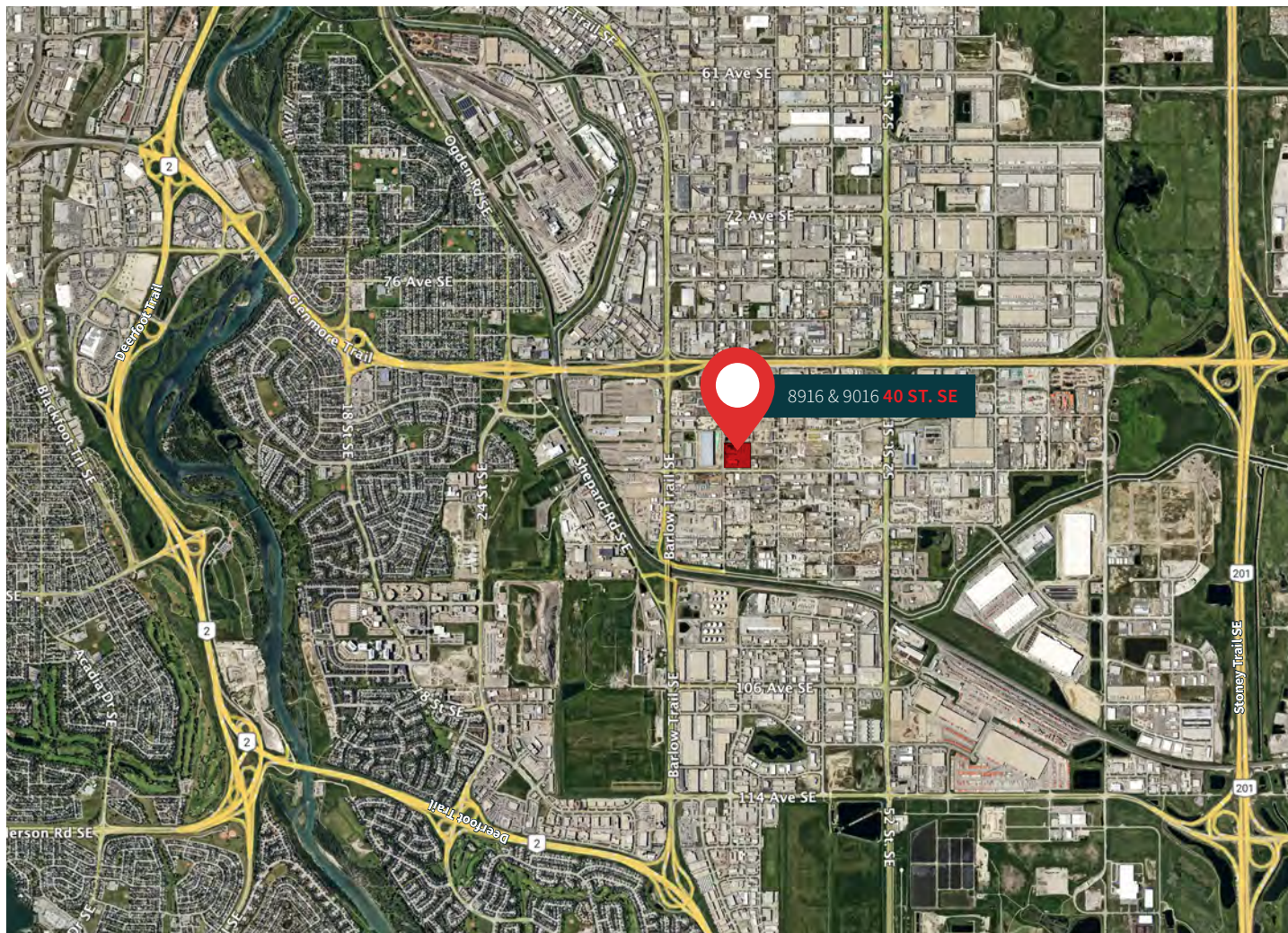


# Building Floor Plan





# Property Location



## Major Roads and Destinations

Deerfoot Trail → **6 min. / 6 km**

Blackfoot Trail → **7 min. / 7 km**

Glenmore Trail → **3 min. / 1.3 km**

Trans-Canada Highway → **12 min. / 16 km**

Stoney Trail East → **7 min. / 5 km**

Downtown Calgary → **15 min. / 13.5 km**

Calgary Int. Airport → **24 min. / 26 km**

## Contact us for more information

### Ryan Haney

*Lead Broker*

Executive Vice President  
+1 403 456 2221  
ryan.haney@jll.com

### Marshall Toner

*Lead Broker*

EVP, National Industrial  
+1 403 456 2214  
marshall.toner@jll.com

### Carey Koroluk

*Lead Broker*

Vice President  
+1 403 456 2346  
carey.koroluk@jll.com

### Chris Saunders

Executive Vice President

+1 403 456 2218  
chris.saunders@jll.com

### Chris Saunders

Executive Vice President

+1 403 456 2218  
chris.saunders@jll.com

### Austin Smith

Vice President

+1 403 456 2197  
austin.smith@jll.com

### Troy Robinson

Associate

+1 403 670 7353  
troy.robinson@jll.com