



For Lease

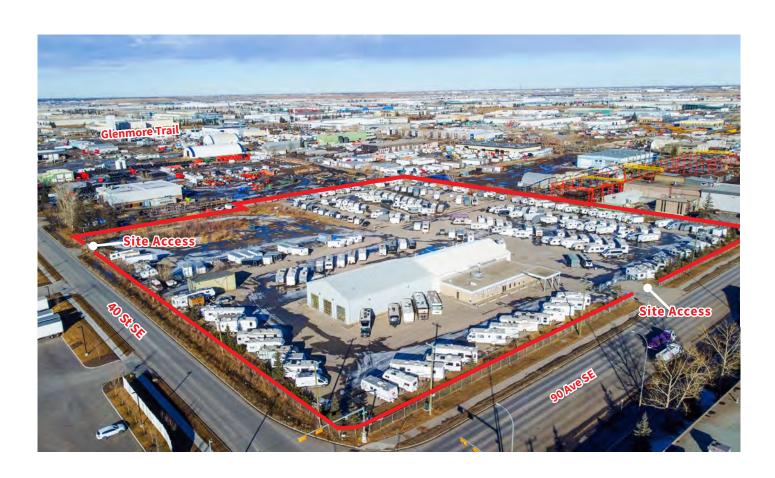
8916 & 9016 - 40 Street SE Calgary, AB

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

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



Site Photos

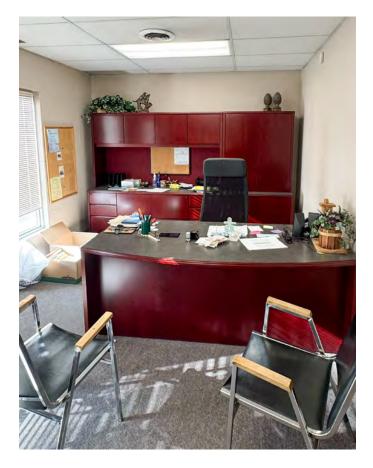




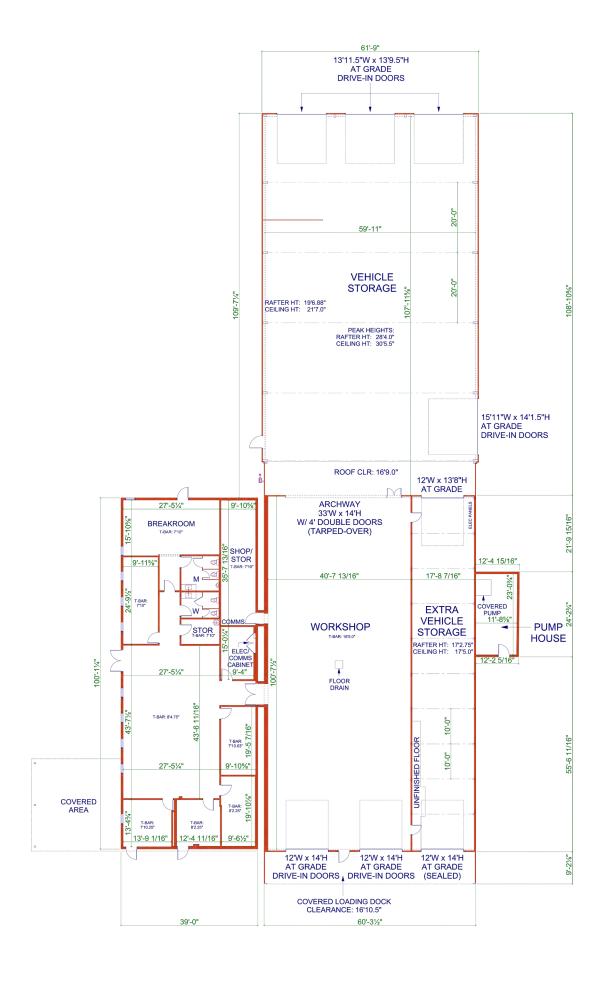




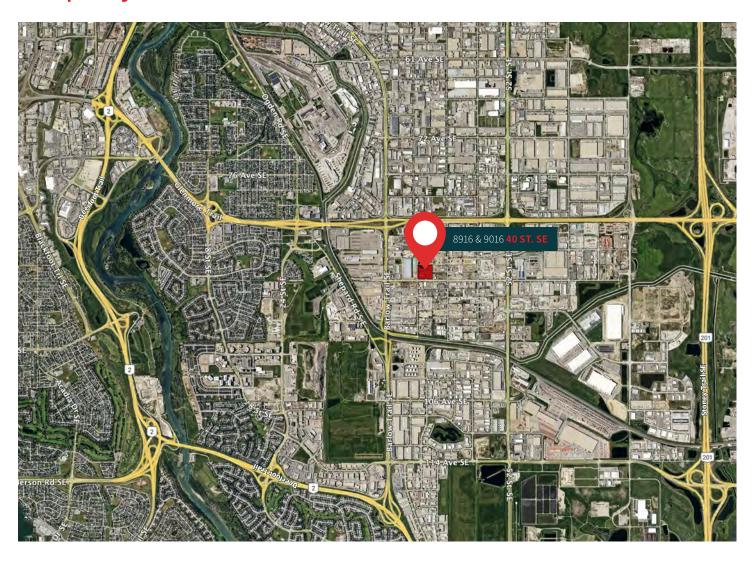








Property Location



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

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