



For Lease

4055 - 78 Avenue SE

High Dock Ratio Warehouse

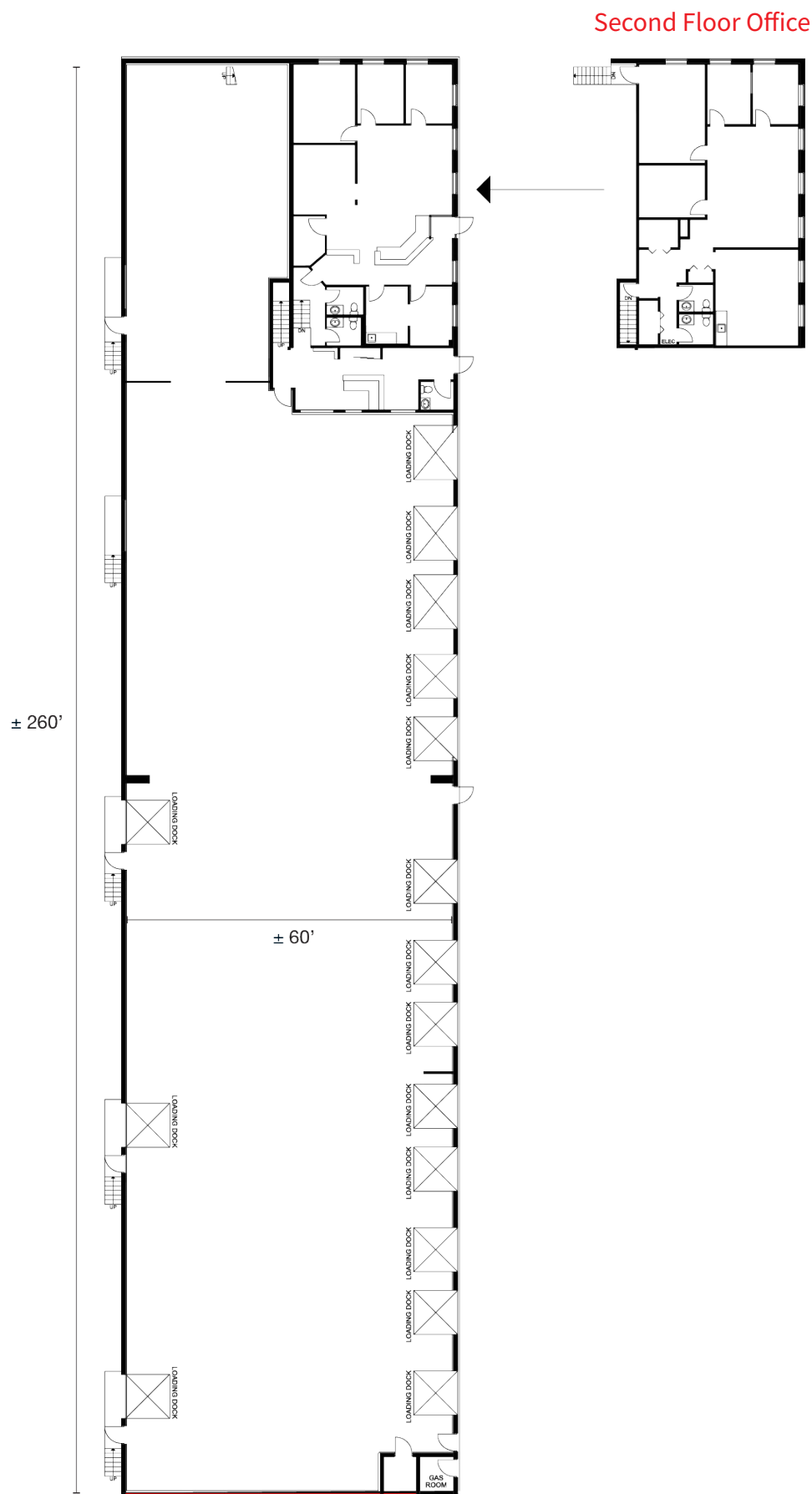
- $\pm 17,594$ sf with ± 1 acre of exclusive paved yard/trailer parking
- LED lighting in warehouse
- Trailer locks and lights
- Separate drivers entrance
- Immediate proximity to major roadways (Barlow Trail and Glenmore Trail)

Property Details

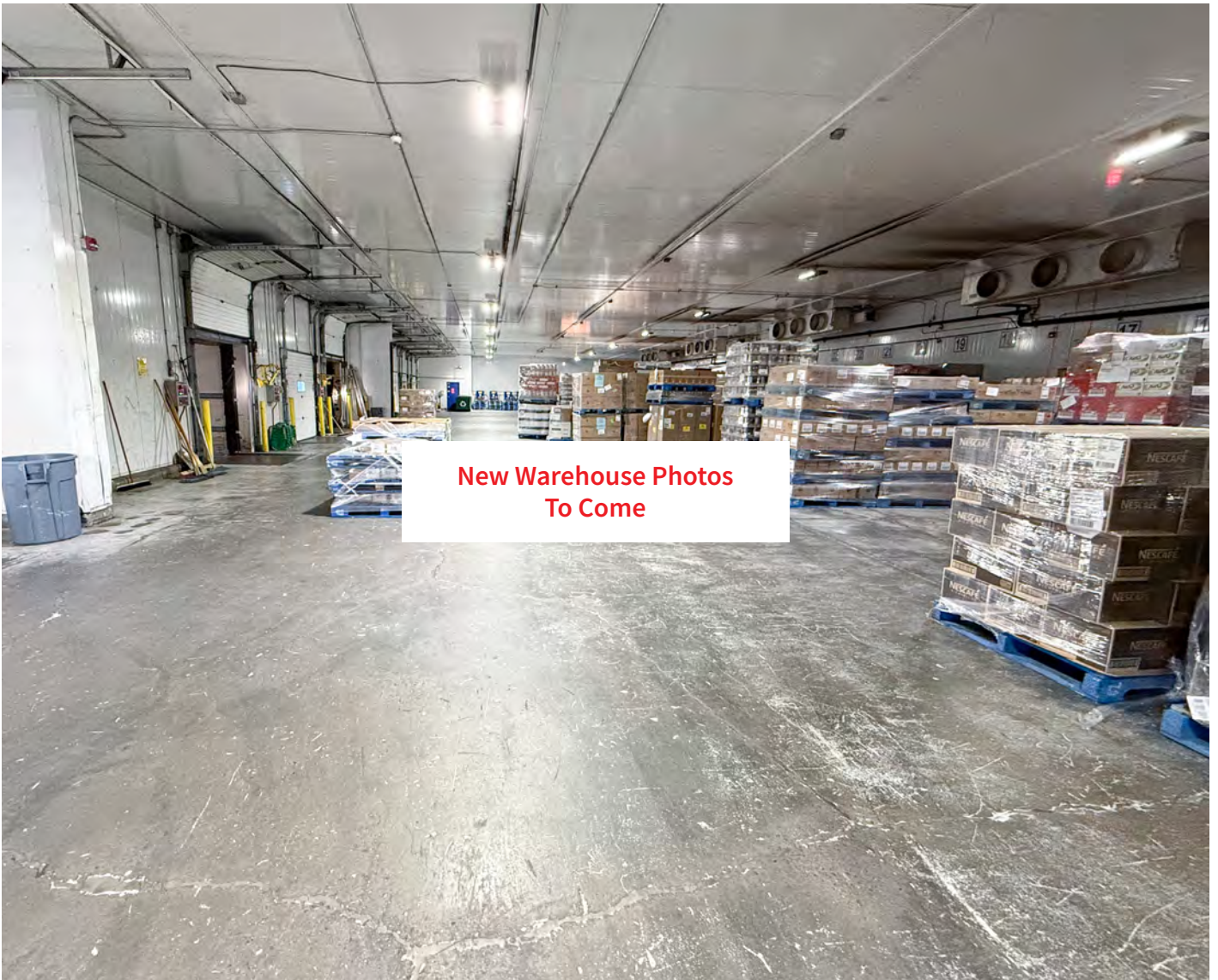
District	Foothills Industrial		Lease Rate	Market
Zoning	I-G (Industrial General)		Additional Rent	\$5.56 p.s.f. (2025 est.)
Building Size	Office (over two floors)	± 3,344 s.f.	Ceiling Height	14'
	Warehouse	± 14,241 s.f.	Loading	10 - 8' x 8' dock doors 3 - 10' x 11' dock doors
	Total:	± 17,594 s.f.		
Paved Yard Size	± 1 acre measuring ± 165' x ± 270' In addition to marshalling / loading area		Power	400 Amp @ 600 Volt (TBV)
Available	September 1, 2025			



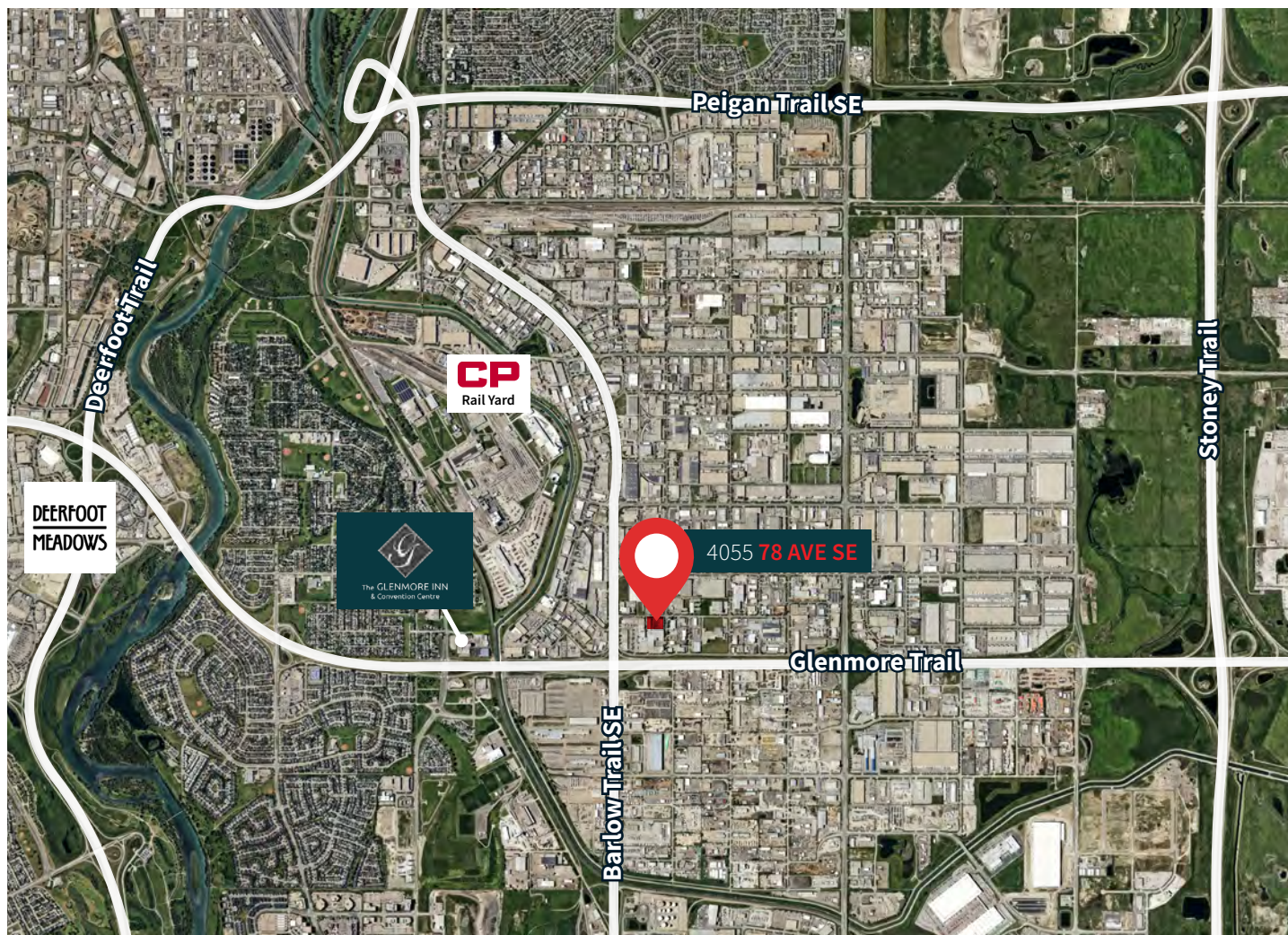
Building Floor Plan



Photos



Property Location



Major Roads and Destinations

Deerfoot Trail → **7 min. / 5.9 km**

Glenmore Trail → **3 min. / 1.7 km**

Stoney Trail East → **7 min. / 4.7 km**

Downtown Calgary → **16 min. / 12.5 km**

Calgary Int. Airport → **22 min. / 23 km**

Contact us for more information



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