

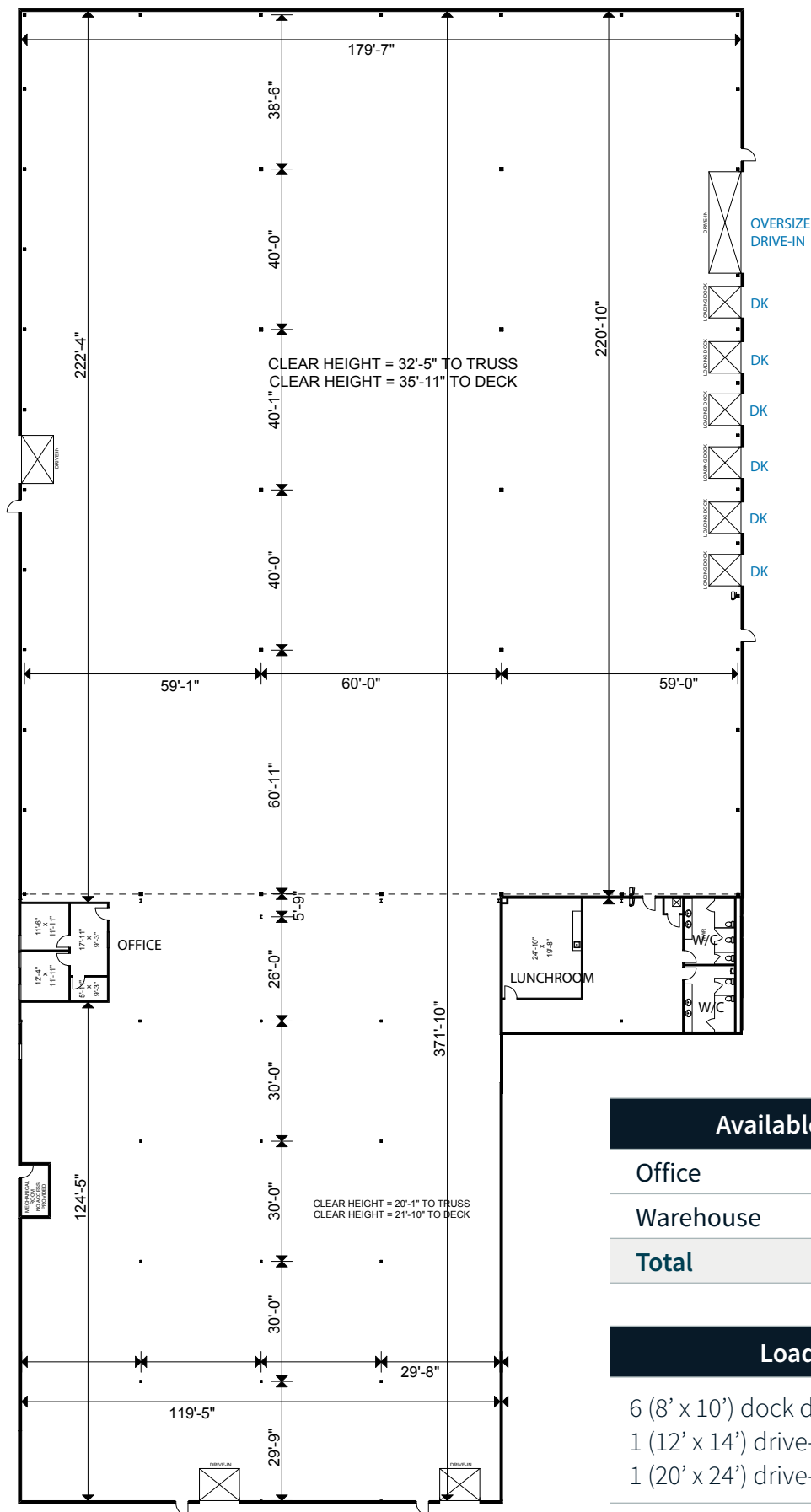
For Lease

Below Market Warehouse Space in Foothills Industrial

8077 - 40 Street SE, Unit 8081 A-D
Calgary AB

- Convenient access to Barlow Trail SE and Glenmore Trail SE
- Large truck marshalling area
- Dock and drive-in loading
- Up to ± 1 acre of fully paved yard space can be made available

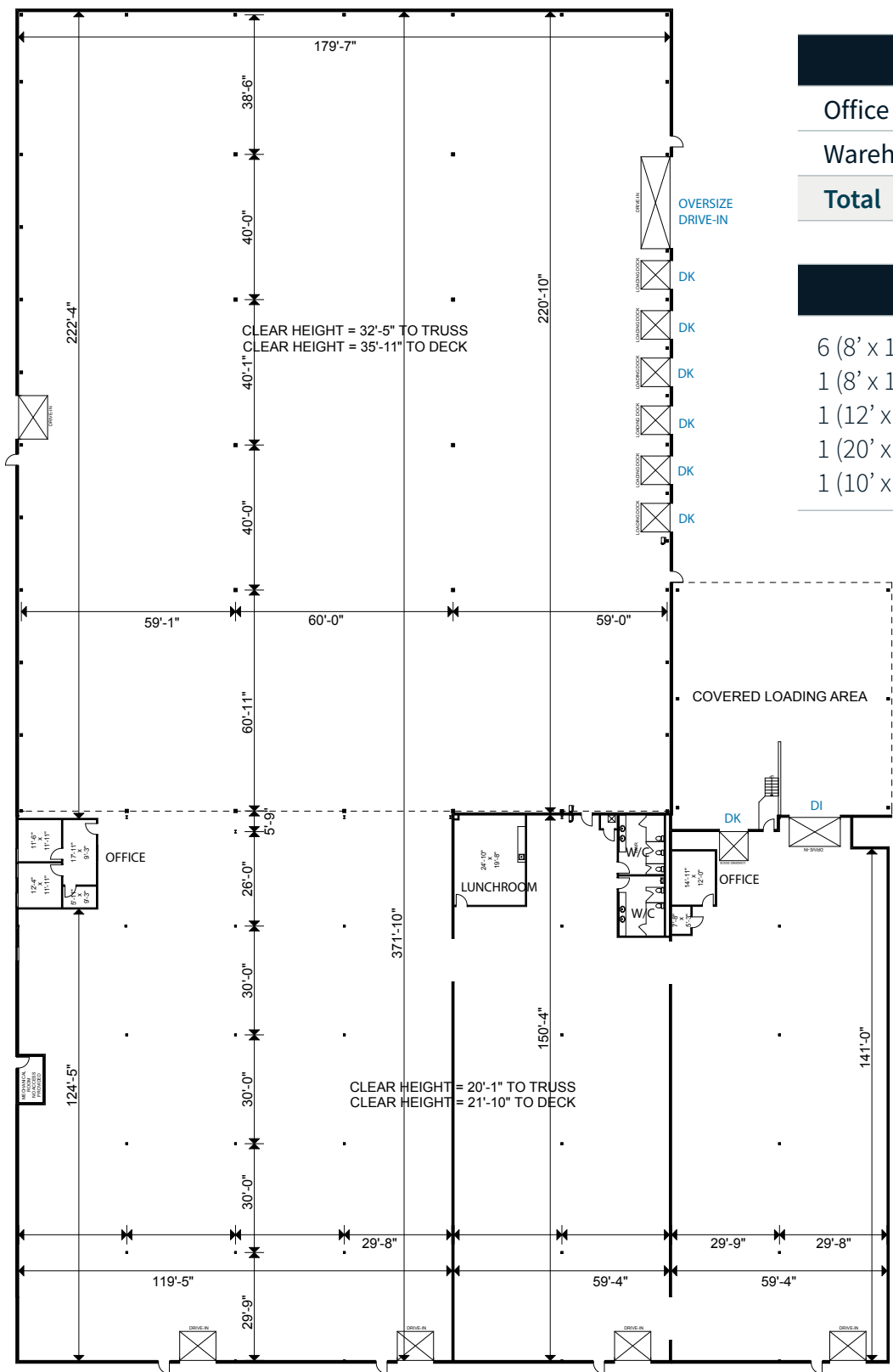
Floorplan Option 1



Available Space	
Office	±1,561
Warehouse	±58,259
Total	±59,820

Loading	
6 (8' x 10') dock doors	
1 (12' x 14') drive-in door	
1 (20' x 24') drive-in door	

Floorplan Option 2



Available Space	
Office	±1,561
Warehouse	±74,889
Total	±76,450

Loading	
6 (8' x 10') dock doors	
1 (8' x 10') covered dock door	
1 (12' x 14') drive-in door	
1 (20' x 24') drive-in door	
1 (10' x 10') covered drive-in door	

Property Details

District Foothills Industrial

Zoning I-G (Industrial General)

Power One 200 AMP 120/208 VOLT 3Ph service (TBV)
One 250 AMP 347/600 VOLT 3Ph service (TBV)

Ceiling Height **Option 1:**
32' clear for ±66% of space
20' clear for ±34% of space

Option 2:
32' clear for ±53% of space
20' clear for ±47% of space

Lease Rate \$6.50 p.s.f.

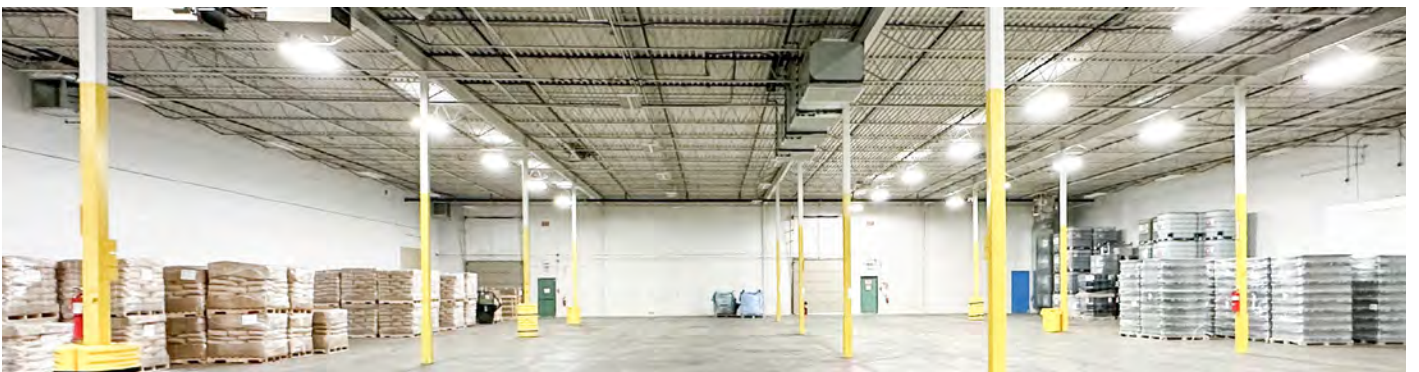
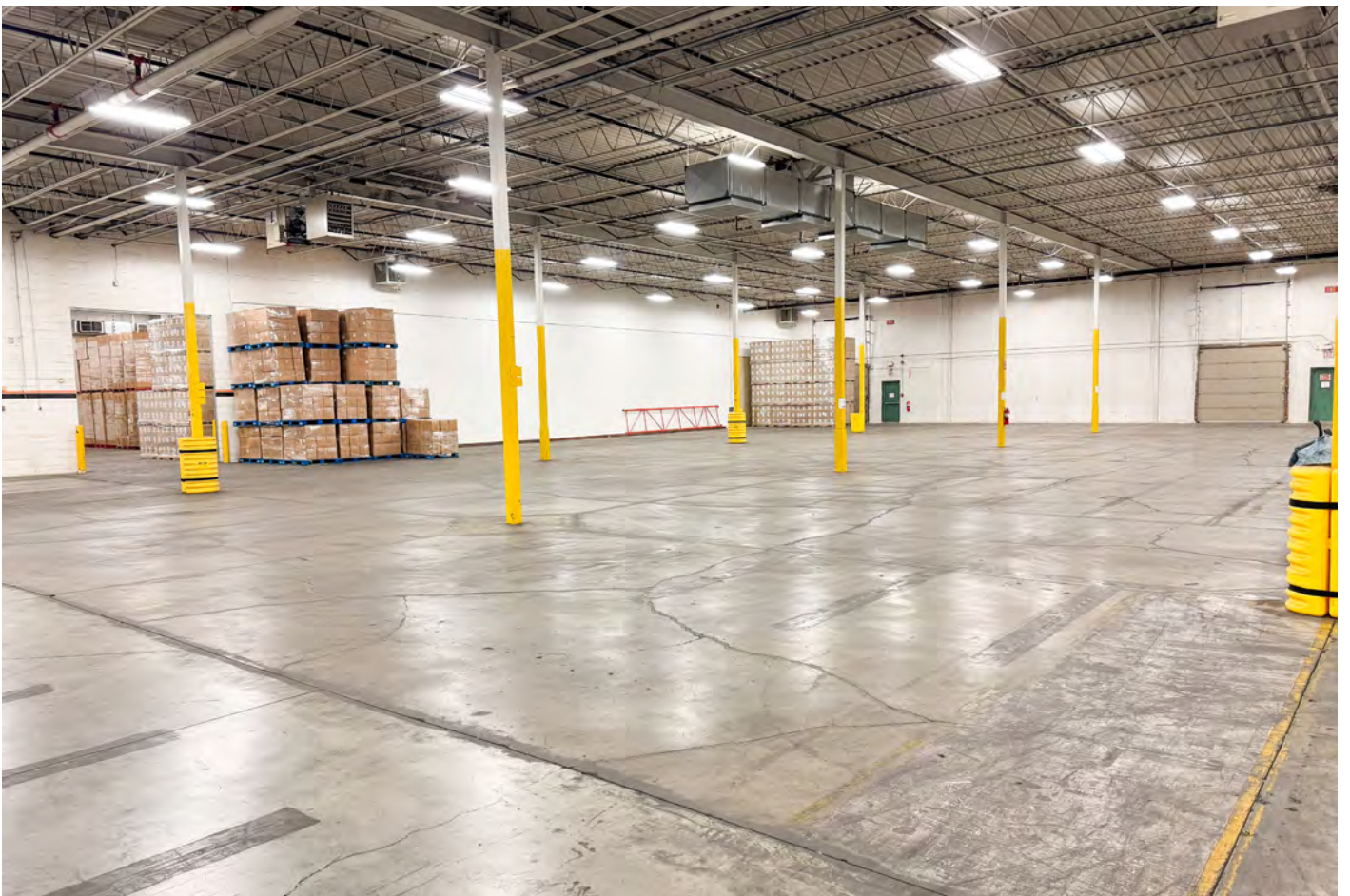
Op. Costs \$5.56 p.s.f. (2025 est.)

Available Negotiable

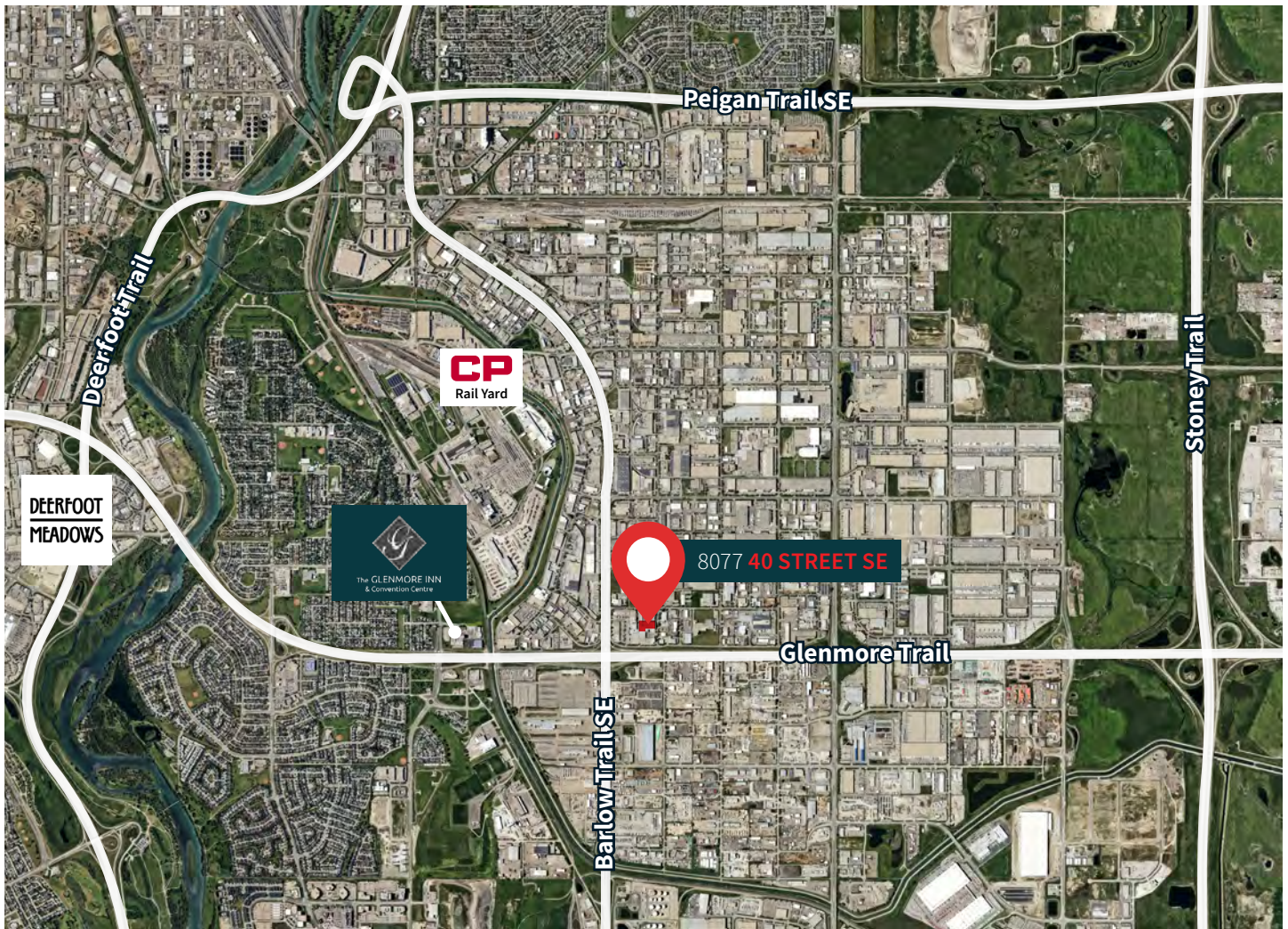
- Features**
- Large truck marshalling area
 - Make-up air
 - Up to ± 1 acre of fully paved yard area potentially available
 - ESFR and CMSA sprinklers
 - Trailer lights and locks



Photos



Property Location



Major Roads and Destinations

Deerfoot Trail → **7 min. / 5.9 km**

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

Glenmore Trail → **3 min. / 1.7 km**

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

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

Contact us for more information

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