



For lease

Building A - 300 Aero Link NE

Building B - 240 Aero Way NE

Brand New Distribution Space

YYC Global Distribution Centre - Phase IV

Various Demising Options Available

Developed by



Property Highlights

- Ready for tenant fixturing
- Office built to suit
- High dock ratio
- Ample on-site quadruple row and double row parking

Building Details

Building A - 300 Aero Link NE			
District	Airport	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6'x8' serco manual
Building Size	± 113,275 s.f.	Door Sizes	16 (9' x 10') OH dock doors 4 (12' x 12') OH drive-in doors
Available SF	± 12,118 s.f. to ± 44,433 s.f. ± 28,263 s.f. contiguous	Typical Column Grid	50' x 50' (60' staging)
Typical Bay Size	± 8,000 s.f.	Heating	Gas fired unit heaters in warehouse
Building Depth	159'	Power	347/600 volts, 3 Phase, 2000A Main Distribution
Ceiling Height	24' clear	Op. Costs	\$4.25 p.s.f. (2025 est.)
Total Site Trailer Parking	48 stalls available	Rent	Market

Building B - 240 Aero Way NE			
District	Airport	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6'x8' serco manual
Building Size	± 200,640 s.f.	Door Sizes	36 (9' x 10') OH dock doors 2 (12' x 12') OH drive-in doors
Available SF	± 21,110 s.f. to ± 116,167 s.f. ± 95,057 s.f. contiguous	Typical Column Grid	50' x 50' (60' staging)
Typical Bay Size	± 10,530 s.f.	Heating	Gas fired unit heaters in warehouse
Building Depth	209'	Power	347/600 volts, 3 Phase, 2000A Main Distribution
Ceiling Height	32' clear	Op. Costs	\$4.25 p.s.f. (2025 est.)
Total Site Trailer Parking	48 stalls available	Rent	Market

Building / Site Plan









BUILDING A

BUILDING B

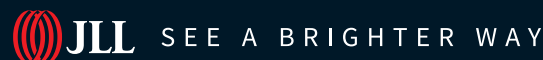




Drive Times

	Bus Stop	1 min		Nearest C-Train Station	11 min / 9 km
	Calgary International Airport	5 min / 6 km		CP Railway Intermodal	26 min / 35 km
	Deerfoot Trail (Highway 2)	5 min / 3 km		Downtown Calgary	26 min / 15 km
	Stoney Trail East	9 min / 8 km		Trans-Canada Highway (Hwy1)	12 min / 9.5 km

Contact us



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