



 **JLL** SEE A BRIGHTER WAY

For Lease

936 - 42 Avenue SE
Rare opportunity!

- Freestanding 25,426 sf building on 1.24 acres in the central market
- High quality showroom area which can be converted to office
- Dock and drive-in loading
- Immediate access to major roadways (Blackfoot Trail and Macleod Trail)
- Ample paved parking and fully fenced yard
- Immediate proximity to three City of Calgary transit stops

CLICK OR SCAN FOR:

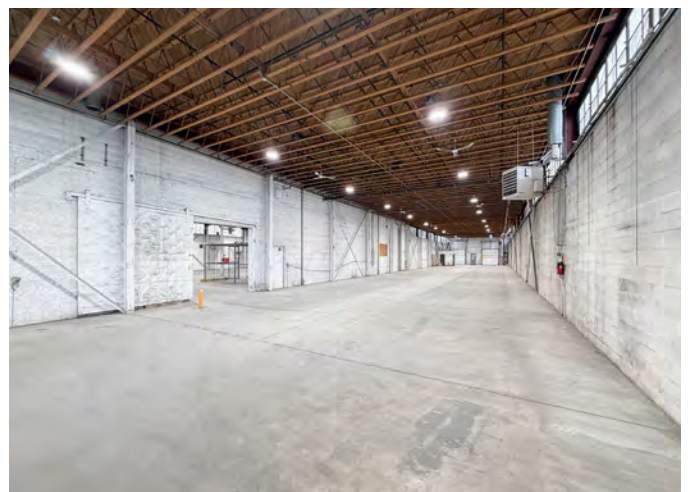
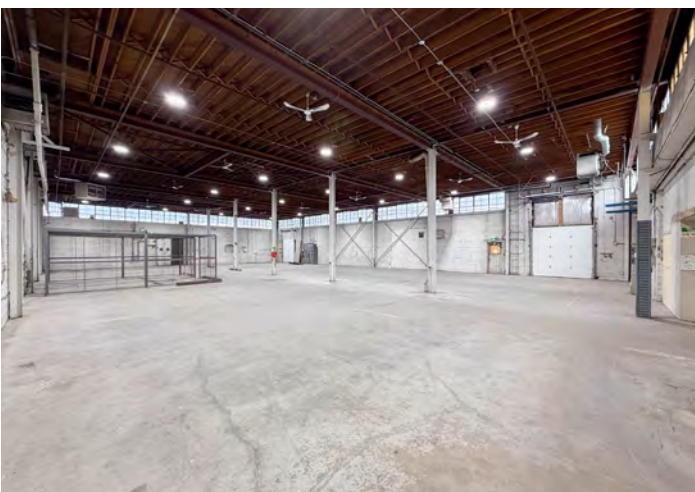
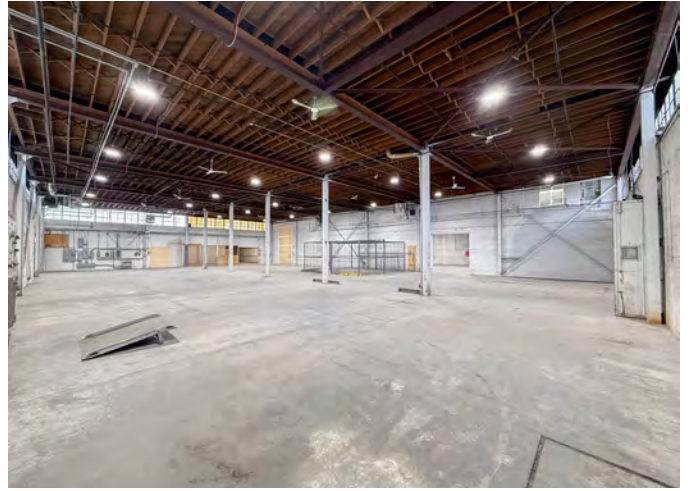




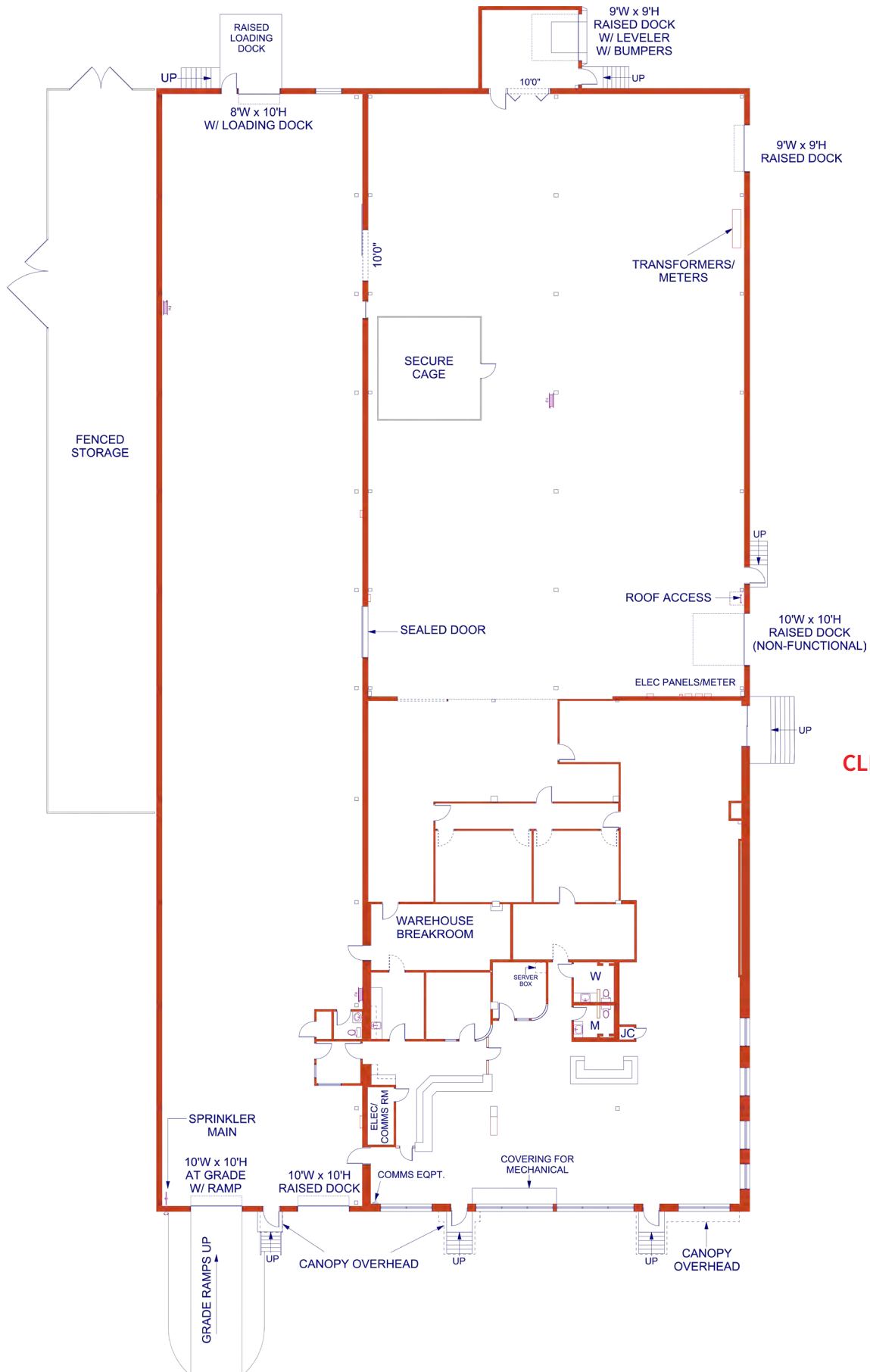
Property Details

District	Highfield	Ceiling Height	± 18' clear						
Zoning	I-G (Industrial General)	Loading	5 Dock doors, 1 Drive-in door (ramped)						
Building Size	<table border="1"> <tr> <td>Showroom / Office</td> <td>6,326 s.f.</td> </tr> <tr> <td>Warehouse</td> <td>19,100 s.f.</td> </tr> <tr> <td>Total:</td> <td>25,426 s.f.</td> </tr> </table>	Showroom / Office	6,326 s.f.	Warehouse	19,100 s.f.	Total:	25,426 s.f.	Power	400 Amps @ 347/600 Volts (TBV)
Showroom / Office	6,326 s.f.								
Warehouse	19,100 s.f.								
Total:	25,426 s.f.								
Site Size	1.24 acres with secured yard measuring ± 20' x 150'	Parking	± 42 stalls						
Available	Immediately	Features	<ul style="list-style-type: none"> • Excellent central location with direct exposure to 42 Avenue SE • Access for 53' trailers • Natural light in warehouse • Loading doors on three sides of building • Five access points into site • Roof replaced in 2023 						
Lease Rate	\$9.95 p.s.f. plus annual escalations								
Op. Costs	\$4.50 p.s.f. (2025)								
Sprinklers	Yes								

Building Photos



Building Floor Plan



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Property Location



Drive Times



Blackfoot Trail → **1 min. / 500 m**



Stoney Trail (Ring Road) → **15 min. / 12.9 km**



Deerfoot Trail → **5 min. / 4.7 km**



Downtown Calgary → **10 min. / 5.3 km**

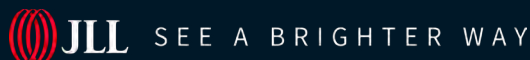


Glenmore Trail → **5 min. / 3.4 km**



Calgary Int. Airport → **18 min. / 20.5 km**

Contact us for more information



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