



SEE A BRIGHTER WAY

For Lease

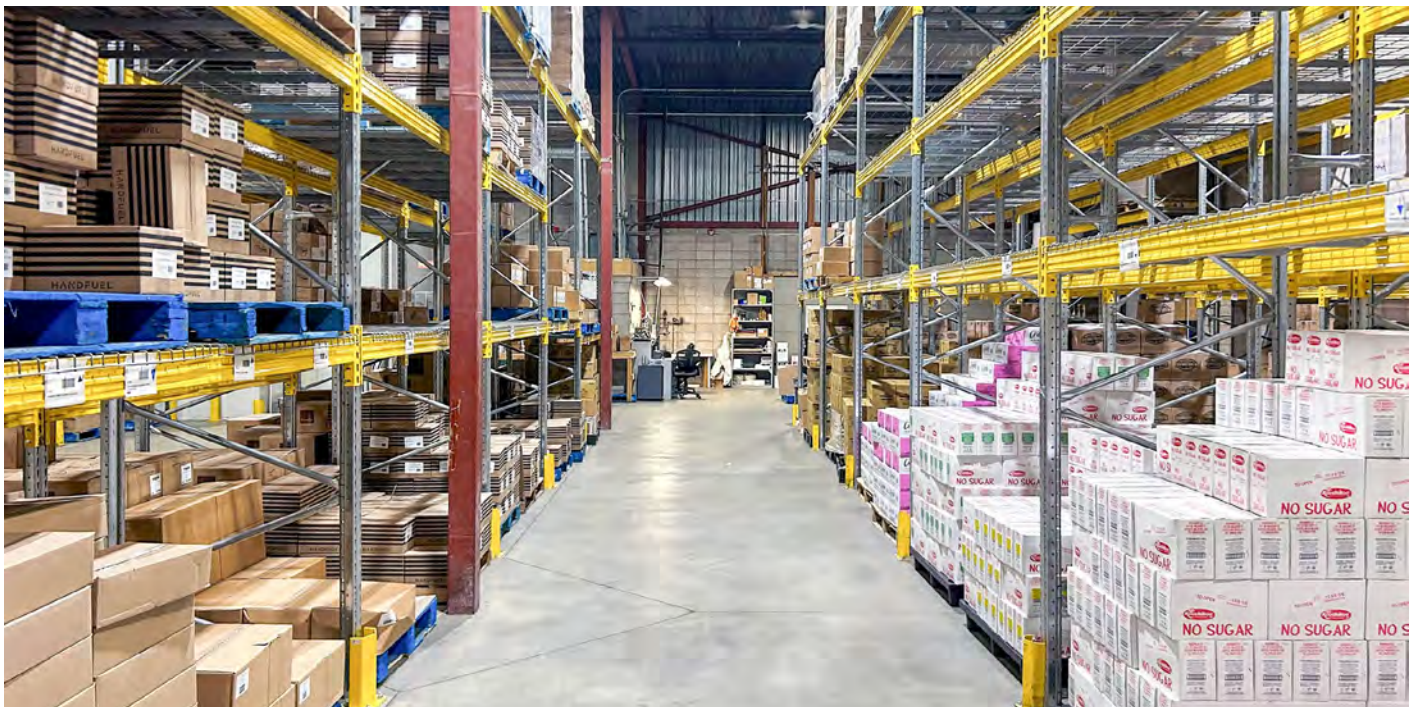
4040 - 80 Avenue SE - Bays F & M
Calgary, AB

Warehouse & Office Space

- Potential demising options of 6,600 s.f. and 12,239 s.f.
- Up to 18,839 s.f. of distribution space
- Dock loading with 53' trailer capability
- Easy access to major roadways (Glenmore Trail, 52 Street SE and Barlow Trail South)

Property Details

Address	4040 - 80 Avenue SE - Bays F & M	Sprinklers	Yes
District	Foothills Industrial District	Heating	Gas fired unit heaters and forced air HVAC in office
Zoning	I-G (Industrial General)	Lighting	LED
Ceiling Height	21' clear	Op. Costs	\$5.27 p.s.f. (2026)
Power	Bay F: 100 amps @ 120/208 volts (TBV) Bay M: 200 amps @ 120/208 volts (TBV)	Features	<ul style="list-style-type: none">• Clean, well maintained space• Capacity for 53' trailers• Exposure to Glenmore Trail



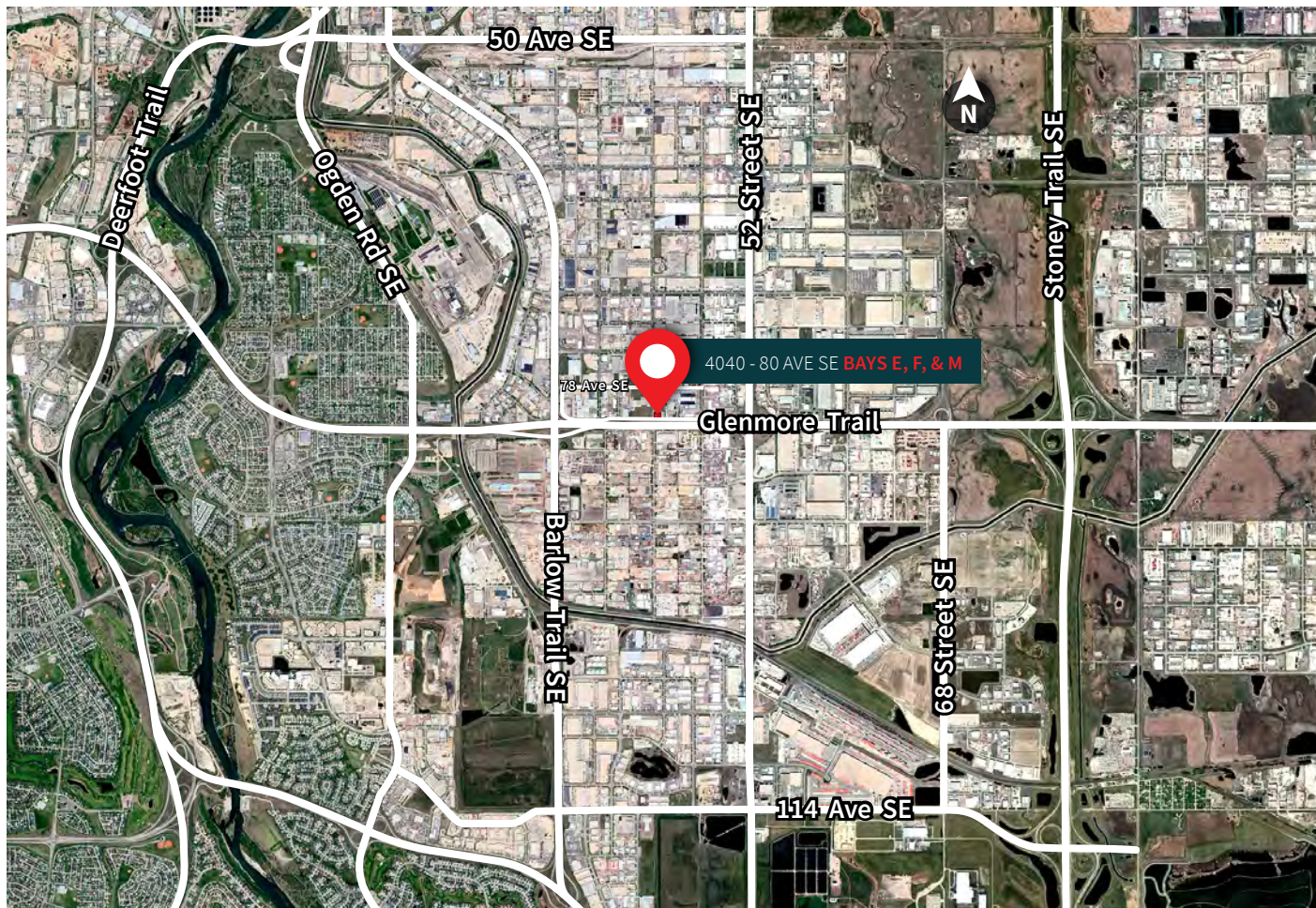
Building Floor Plan



*Floor plan may not exactly reflect current office area layout and sizing specifications.

	Bay F	Bay M	Bay F & M
Bay Size	Office ±1,525 s.f. Warehouse ±5,075 s.f. Total ±6,600 s.f.	Office ±2,554 s.f. Warehouse ±9,685 s.f. Total ±12,239 s.f.	Office ±4,079 s.f. Warehouse ±14,760 s.f. Total ±18,839 s.f.
Loading	2 dock doors	4 dock doors	6 dock doors
Lease Rate	Market	Market	Market
Availability	Immediately	Immediately	Immediately

Property Location



Drive Times



Barlow Trail → **2 min. / 1 km**



Stoney Trail East → **10 min. / 5.3 km**



Glenmore Trail → **4 min. / 1.7 km**



Downtown Calgary → **20 min. / 12.7 km**



Deerfoot Trail → **7 min. / 5.9 km**



Calgary Int. Airport → **25 min. / 22.9 km**

Contact us for more information



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