



# 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

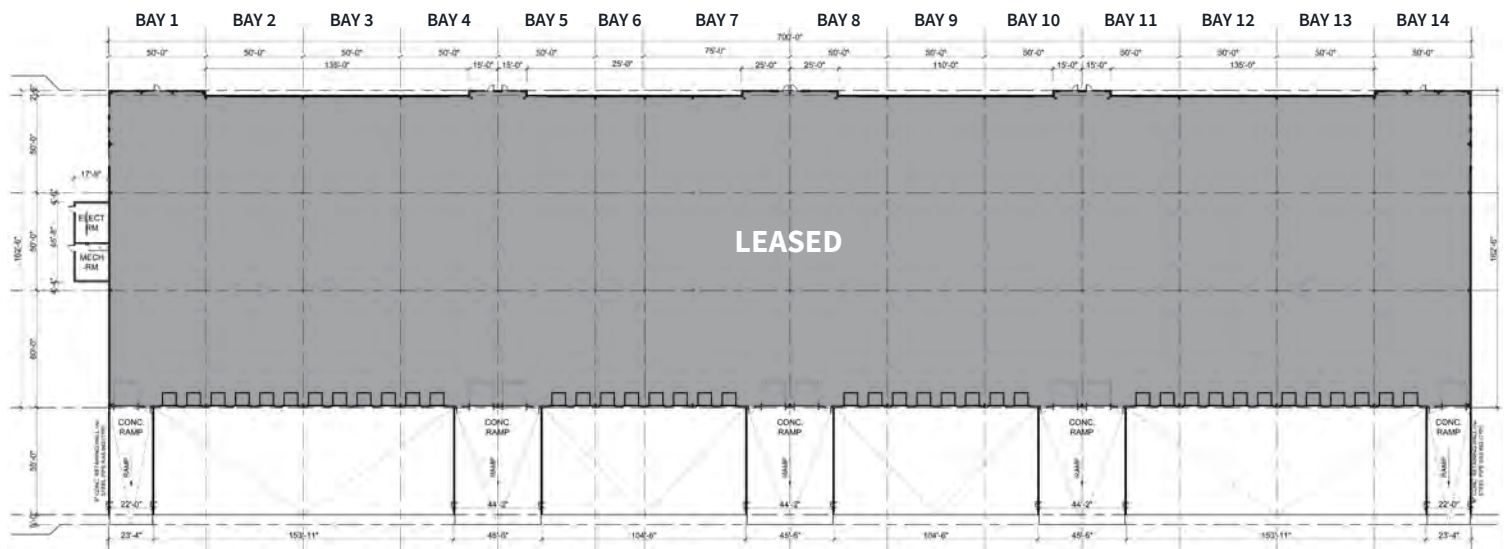
Developed by



# Building A Details

300 Aero Link NE			
<b>District</b>	Airport Lands	<b>Sprinklers</b>	ESFR
<b>Zoning</b>	S-CRI (Airport Light Industrial)	<b>Dock Levelers</b>	35,000 lbs 6' x 8' Serco manual
<b>Building Size</b>	± 113,275 s.f.	<b>Door Sizes</b>	4 (9' x 10') dock doors 1 (12' x 12') drive-in door
<b>Available SF</b>	± 12,118 s.f.	<b>Typical Column Grid</b>	50' x 50' (60' staging)
<b>Typical Bay Size</b>	± 8,000 s.f.	<b>Heating</b>	Gas fired unit heaters in warehouse
<b>Building Depth</b>	159'	<b>Power</b>	347/600 volts, 3 Phase, 2000A Main Distribution
<b>Ceiling Height</b>	24' clear	<b>Op. Costs</b>	\$5.13 p.s.f. (2026 est.)
<b>Total Site Trailer Parking</b>	48 stalls available	<b>Rent</b>	Market

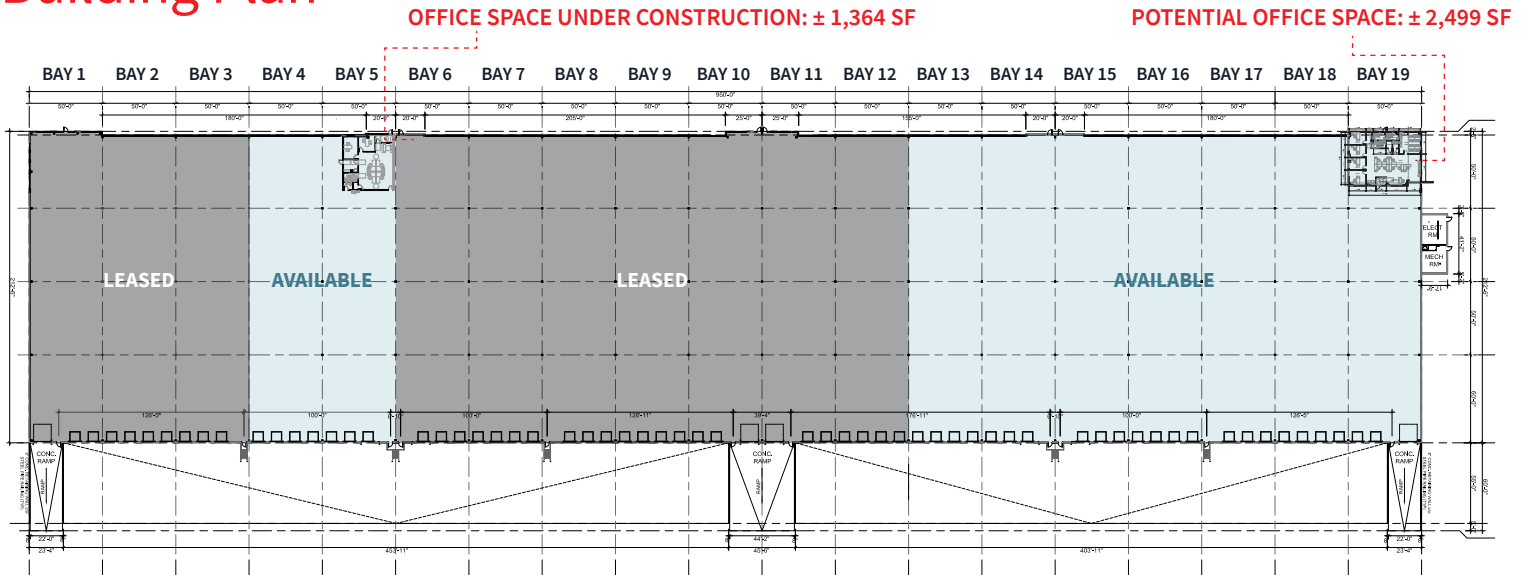
# Building Plan - Fully Leased



# Building B Details

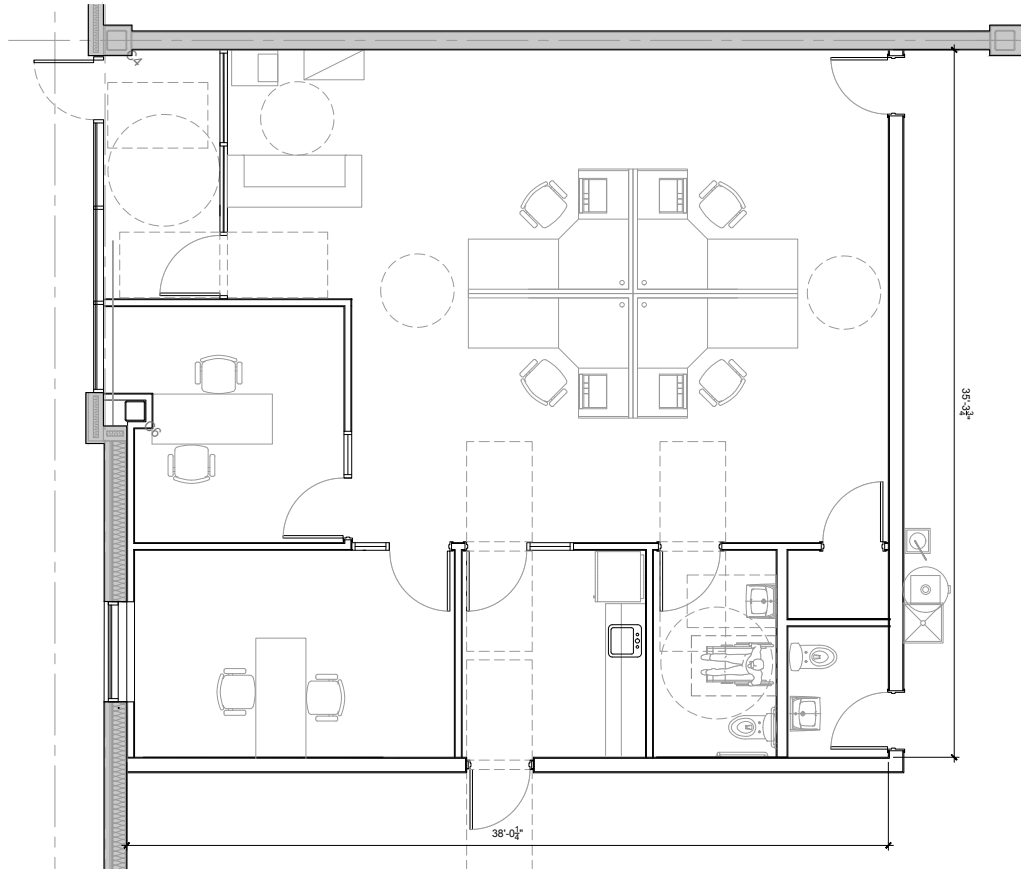
240 Aero Way NE			
District	Airport Lands	Sprinklers	ESFR
Zoning	S-CRI (Airport Light Industrial)	Dock Levelers	35,000 lbs 6' x 8' Serco manual
Building Size	± 200,640 s.f.	Door Sizes	30 (9' x 10') dock doors 1 (12' x 12') drive-in doors
Available SF	± 21,110 s.f. or ± 73,935 s.f. contiguous	Typical 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	\$5.13 p.s.f. (2026 est.)
Total Site Trailer Parking	48 stalls available	Rent	Market

## Building Plan

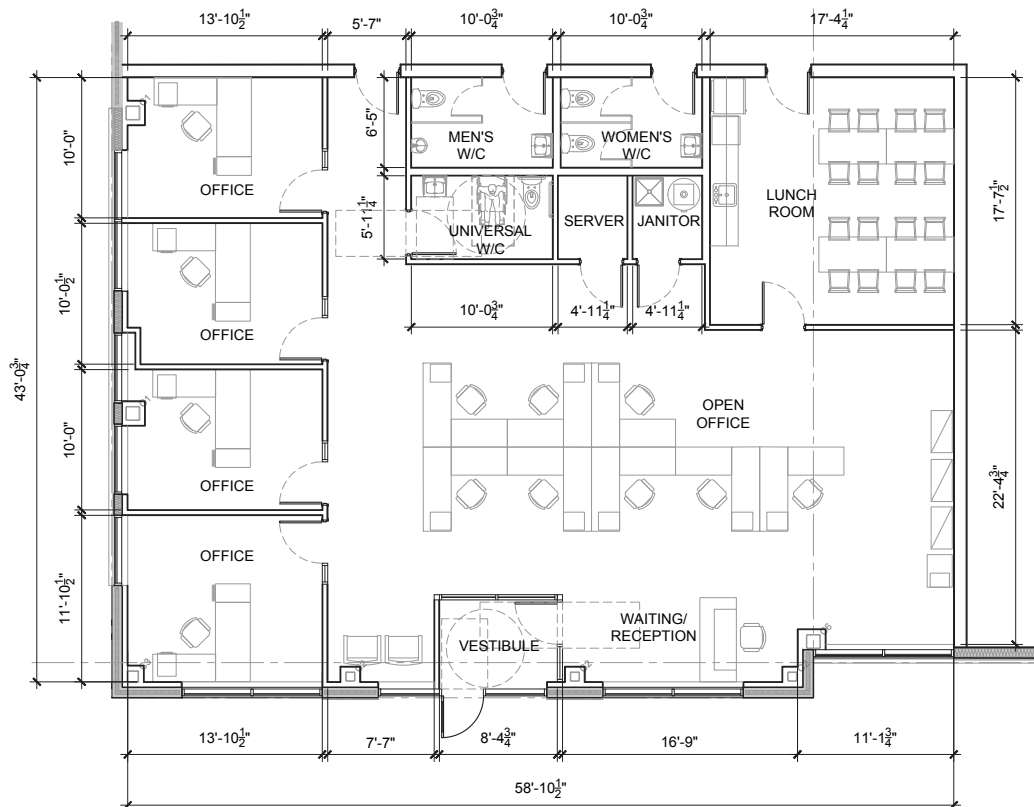


Potential Demising Options	Size (Square Feet)	Loading
Bays 4 & 5 - Show Suite Under Construction	21,110	7 Dock Doors
Bays 13 to 15	31,690	10 Dock Doors
Bays 13 to 16	42,220	14 Dock Doors
Bays 13 to 17	52,750	17 Dock Doors
Bays 13 to 19	73,935	23 Dock Doors, 1 Drive-In Door

**Building A (Bay 5 & 6) Office Space** | ± 1,364 s.f. (Under Construction)










**Building B (Bay 19) Potential Office Space** | ± 2,499 s.f. of Office Space

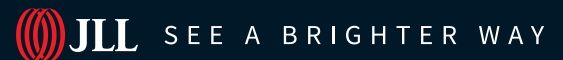




## Drive Times

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

## Contact us



**Carey Koroluk**  
Lead Broker  
Vice President  
+1 403 456 2346  
carey.koroluk@jll.com

**Austin Smith**  
Lead Broker  
Vice President  
+1 403 456 2197  
austin.smith@jll.com

**Troy Robinson**  
Lead Broker  
Associate  
+1 403 670 7353  
troy.robinson@jll.com

**Marshall Toner**  
EVP, National Industrial  
+1 403 456 2214  
marshall.toner@jll.com

**Ryan Haney**  
Executive Vice President  
+1 403 456 2221  
ryan.haney@jll.com

**Chris Saunders**  
Executive Vice President  
+1 403 456 2218  
chris.saunders@jll.com

jll.ca