



For Lease

Building A - 300 Aero Link NE | **Fully Leased**

Building B - 240 Aero Way NE | **90% Leased**

Final Bay Remaining: $\pm 21,110$ s.f. with $\pm 1,364$ s.f. Office Show Suite Available Immediately

Brand New Distribution Space

YYC Global Distribution Centre - Phase IV

Various Demising Options Available

Developed by

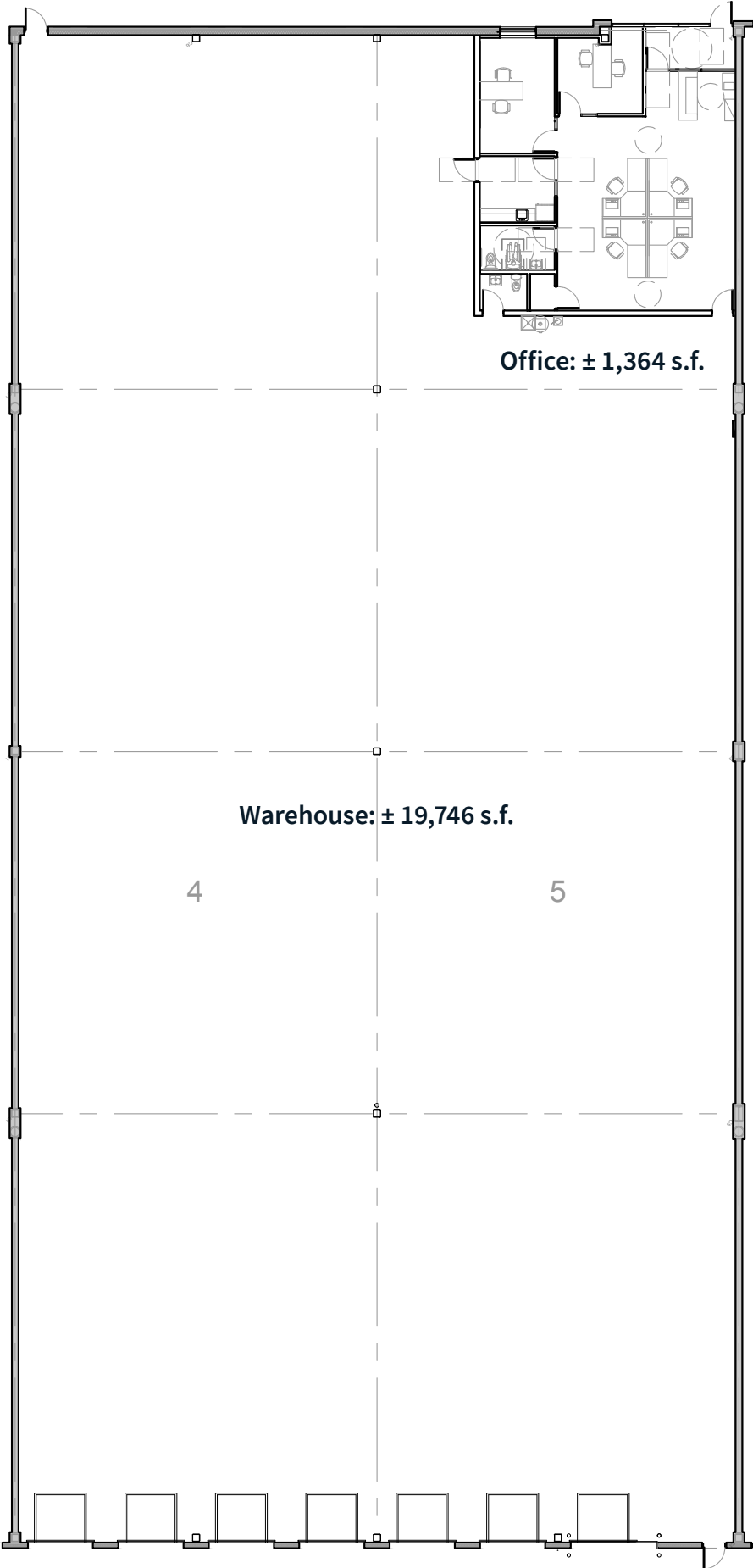


Bay 4 & 5 Details

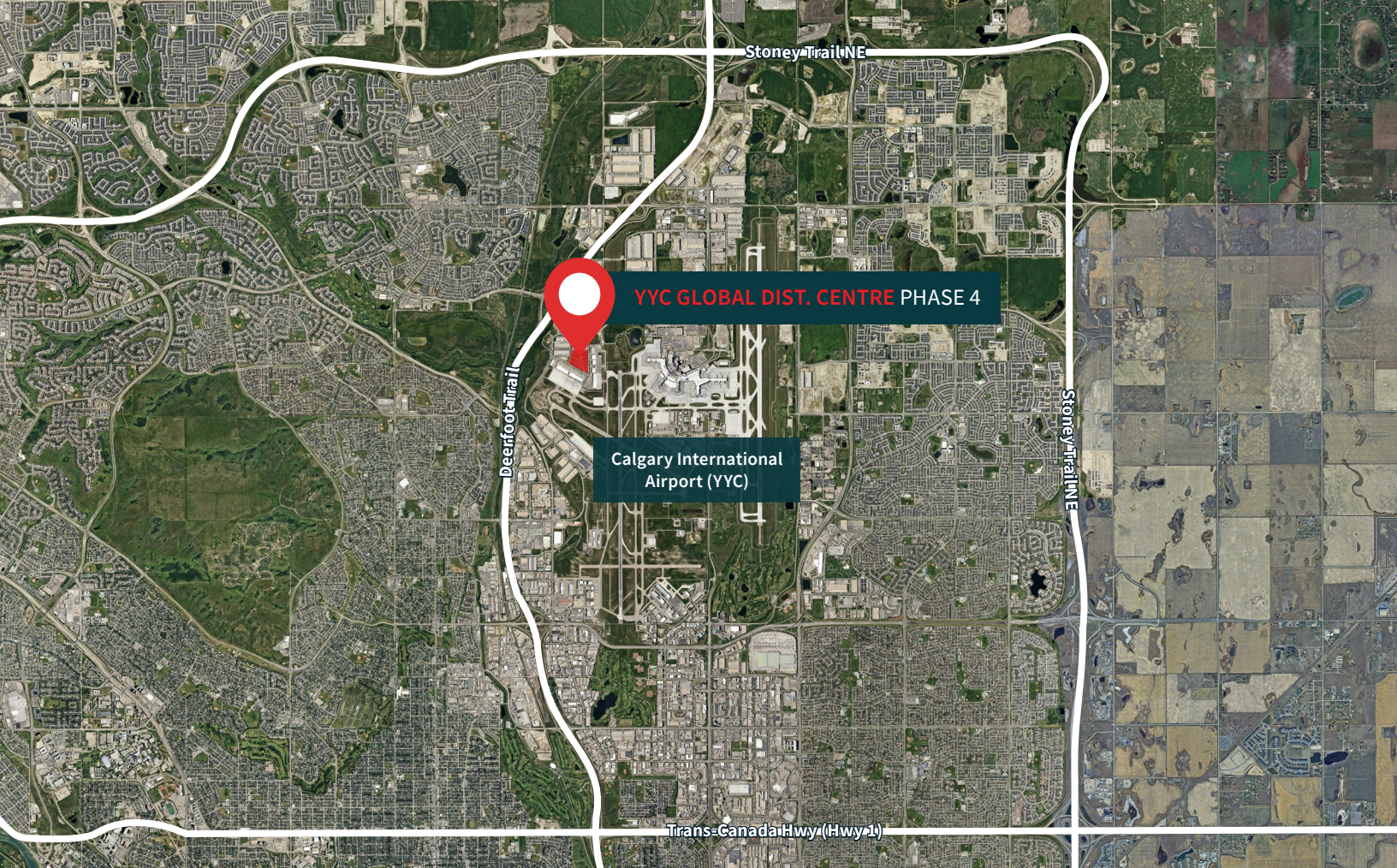
240 Aero Way NE			
District	Airport Lands	Dock Levelers	35,000 lbs 6' x 8' Serco manual
Zoning	S-CRI (Airport Light Industrial)	Sprinklers	ESFR
Available SF	± 21,110 s.f.	Typical Column Grid	50' x 50' (60' staging)
Ceiling Height	32' clear	Heating	Gas fired unit heaters in warehouse
Remaining Trailer Parking	32 stalls available	Op. Costs	\$5.13 p.s.f. (2026 est.)
Loading	7 - (9' x 10') dock doors *Drive-in door installation available	Rent	Market



Bay 4 & 5 Floorplan with Completed Show Suite



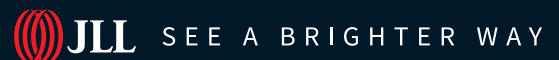




Drive Times

	Bus Stop	1 min. walk		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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