



For Lease

610 Aero Drive NE

- Rare 19,475 s.f. end-cap unit with well constructed office space
- High dock door ratio with 2 drive-in doors
- Ample on-site triple and double-row parking
- Large truck marshalling area
- Close proximity to Calgary International Airport (YYC), Deerfoot & Airport Trail NE

Developed by

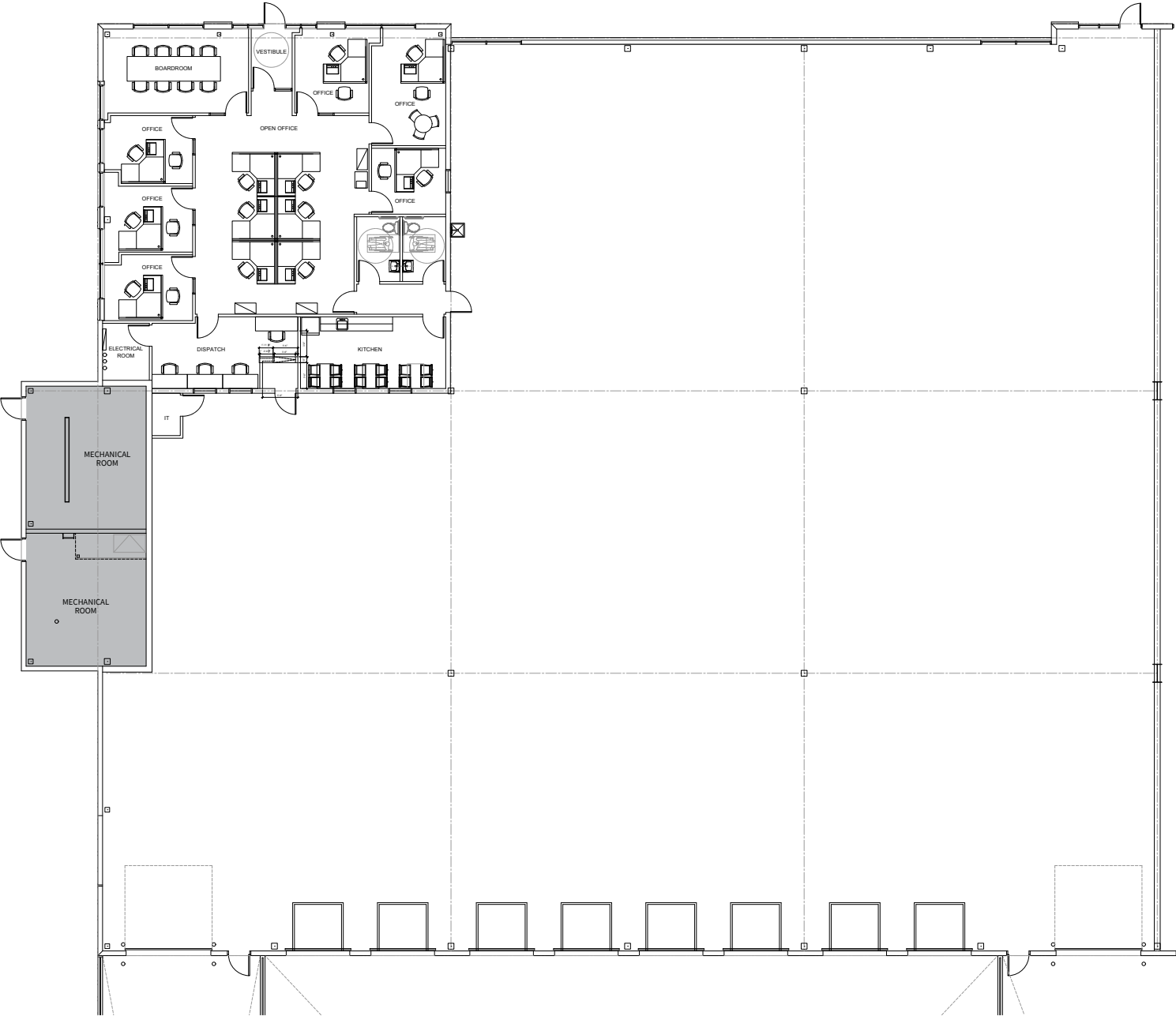


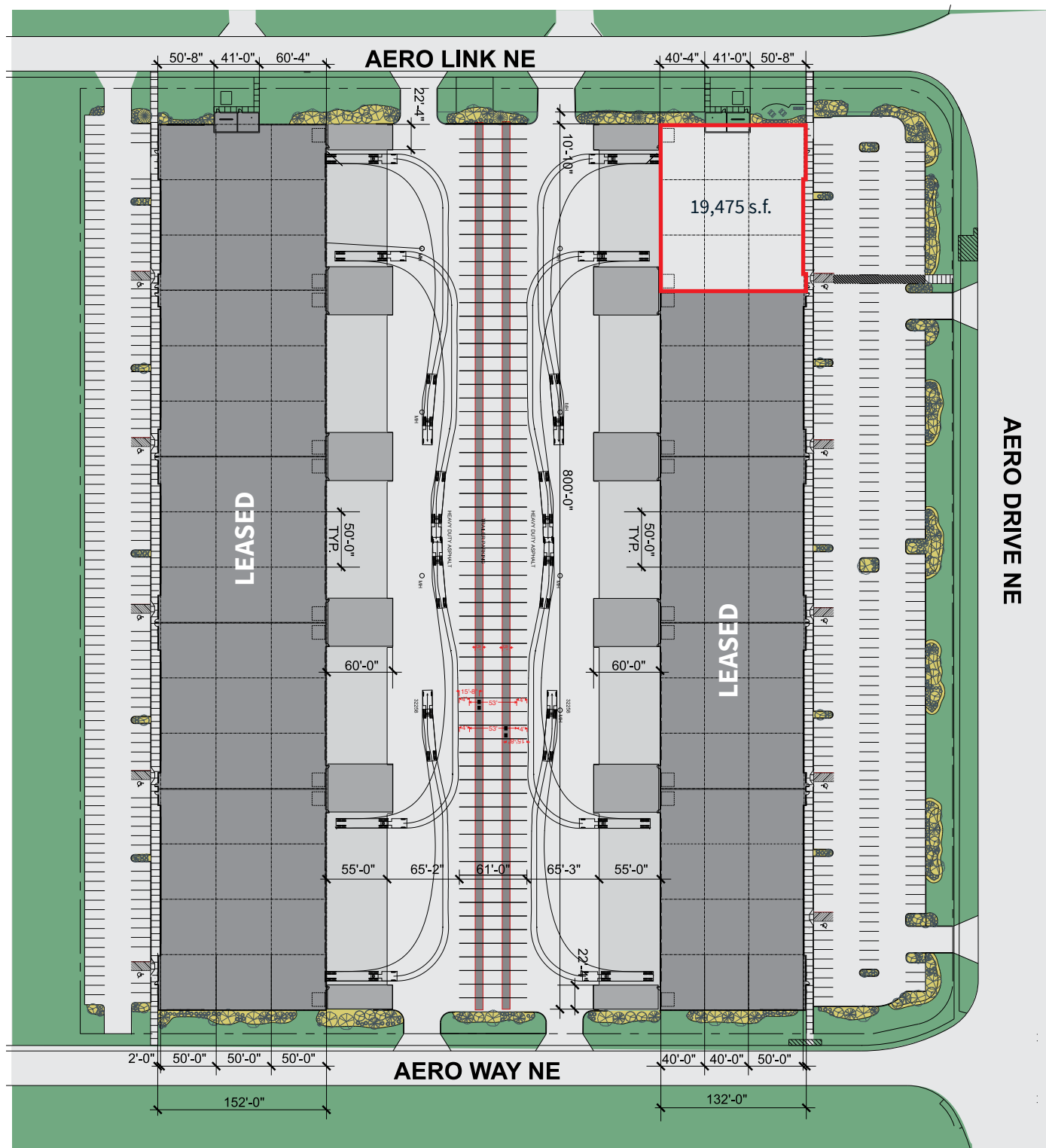
Details

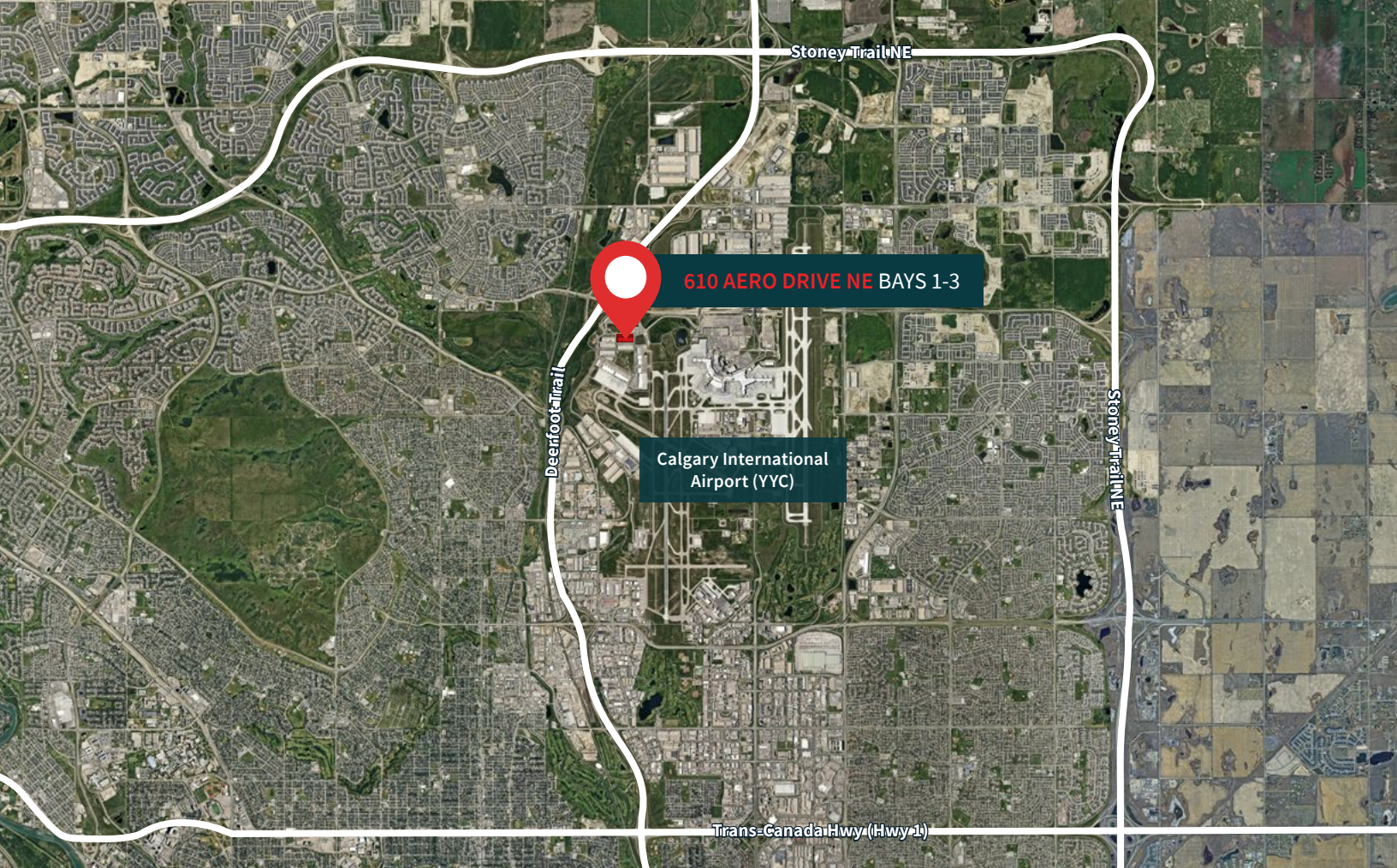
610 Aero Drive NE			
District	Airport Lands	Trailer Parking	Up to 10 stalls potentially available
Zoning	S-CRI (Airport Light Industrial)	Power	200 amps @ 600 volts (TBV)
Availability	April 1, 2027	Make-Up Air	5,000 CFM (TBV)
Unit Size	Office: 2,460 s.f. Warehouse: 17,015 s.f. Total: 19,475 s.f.	Sprinklers	ESFR
Op. Costs	\$4.94 p.s.f. (2026)	Ceiling Height	24' clear
Lease Rate	Market	Loading	8 (9' x 10') OH dock doors 2 (12' x 12') OH drive-in doors



Floorplan



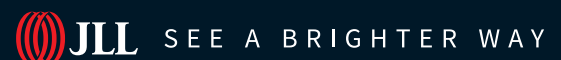




Drive Times

	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



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