



For Lease

Building A - 300 Aero Link NE | **Fully Leased**
Building B - 240 Aero Way NE | **Over 50% Leased**

Brand New Distribution Space
YYC Global Distribution Centre - Phase IV
Various Demising Options Available

Developed by



Site Plan

BUILDING A

BUILDING B



Building B Details

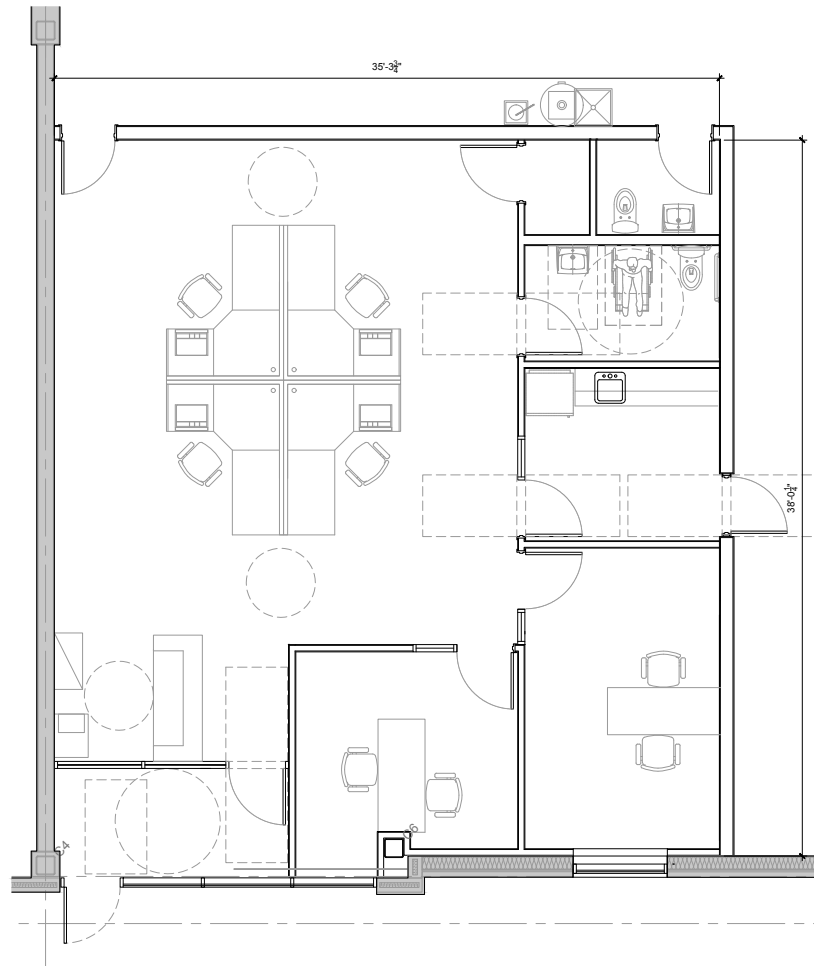
240 Aero Way NE

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

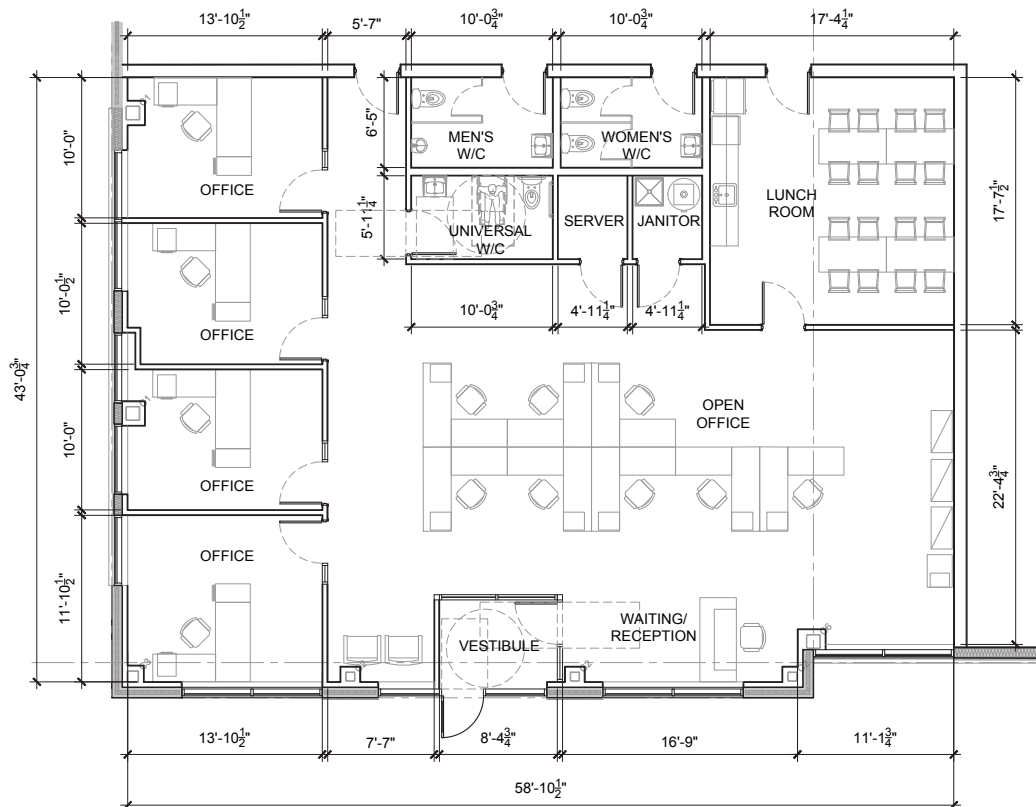
Potential Demising Options	Size (Square Feet)	Loading
Bays 4 & 5 - Show Suite Under Construction	21,110	7 Dock Doors
Bays 13 to 15	31,690	10 Dock Doors
Bays 13 to 16	42,220	14 Dock Doors
Bays 13 to 17	52,750	17 Dock Doors
Bays 13 to 19	73,935	23 Dock Doors, 1 Drive-In Door

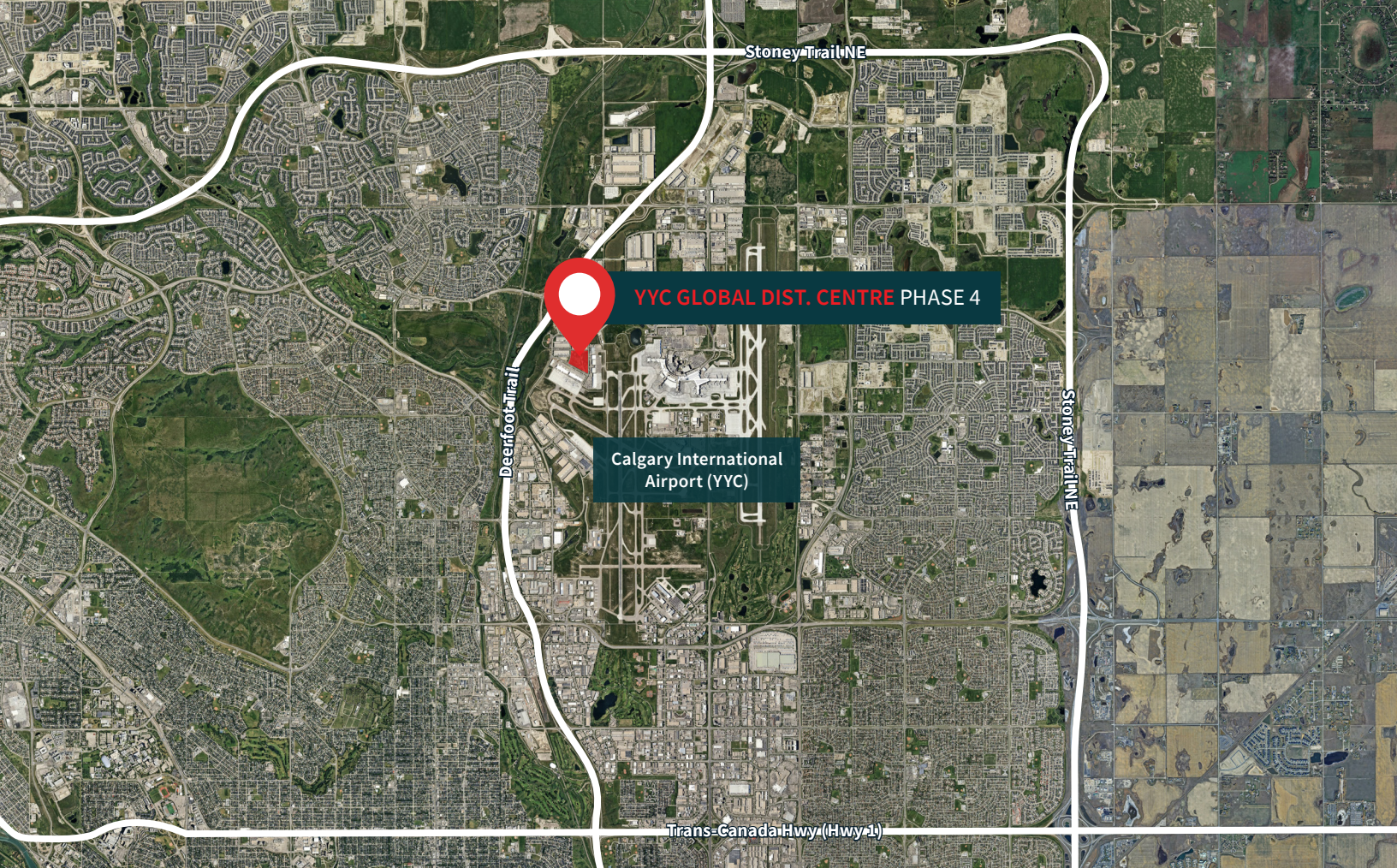


Building B (Bay 4 & 5) Office Space | ± 1,364 s.f. (Under Construction)











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

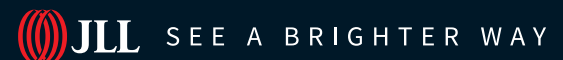




Drive Times

	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