

58 Aero Drive NE, Unit 109

Calgary, Alberta

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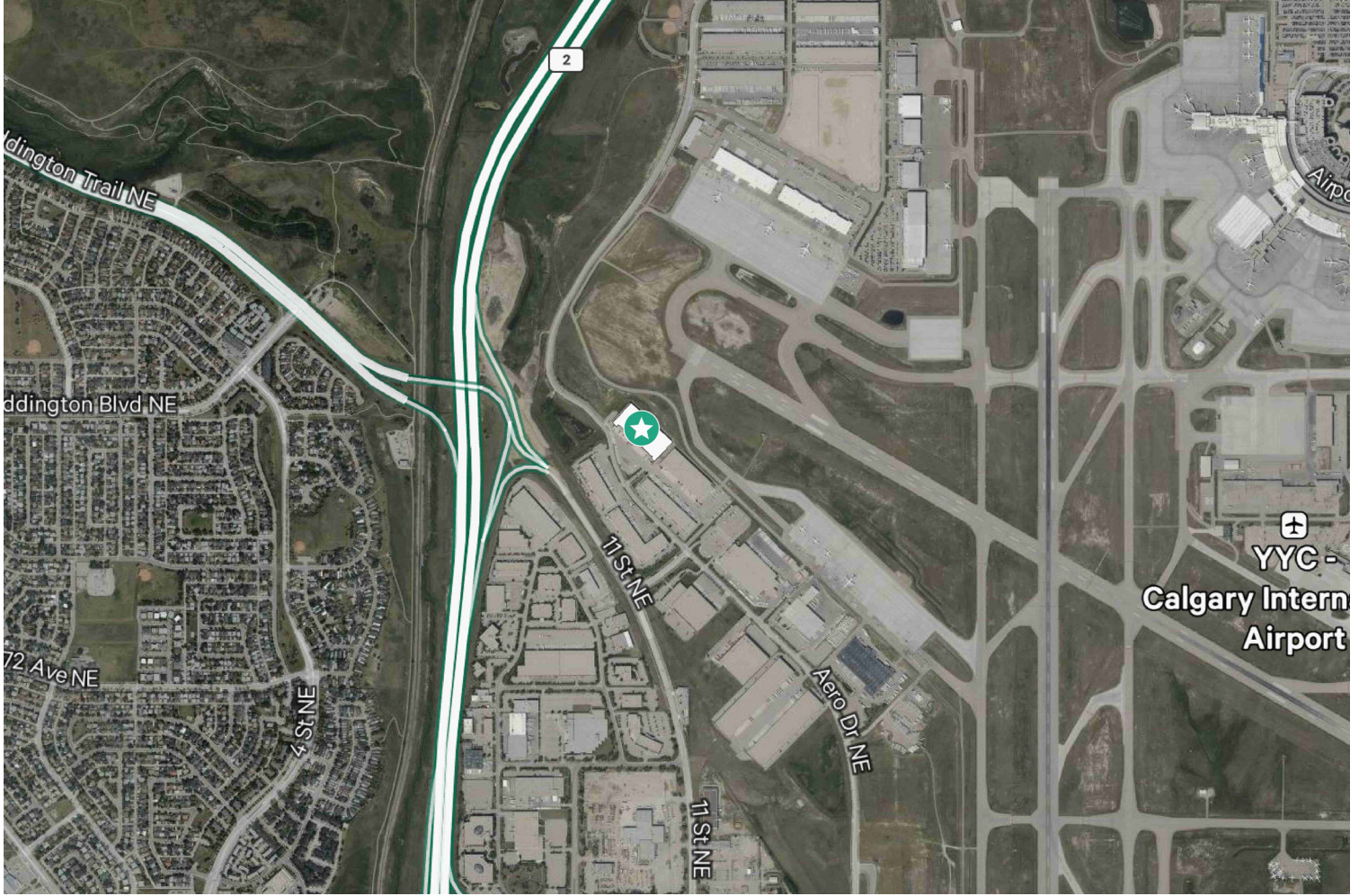
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±50,899 SF Warehouse Unit Located in Aero Drive Logistics Centre



58 Aero Drive NE, Unit 109

Calgary, Alberta | T2E 8W1



Rentable Area	±50,899 SF
Loading	8 Dock, 2 Drive-in (12' x 14'), 2 Rear Drive-in (10' x 10')
Ceiling Height	28' Clear
Power	600 Amp @ 600 Volt (TBV)
Column Spacing	50' x 40' column spacing
Operating Costs	\$4.74 PSF
Lease Rate	Market
Availability	December 1, 2025

28'

Ceiling Height

\$4.74

Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

- + High quality warehousing space located immediately adjacent to YYC airside
- + Minimal existing office area; Landlord willing to construct to-suit
- + Newer generation distribution park in Northeast Calgary
- + Ample on-site employee parking
- + Building equipped with ESFR sprinkler system
- + The property benefits from excellent connectivity and proximity to several major arterial routes, including Deerfoot Trail, Stoney Trail, McKnight Boulevard and Trans-Canada Highway

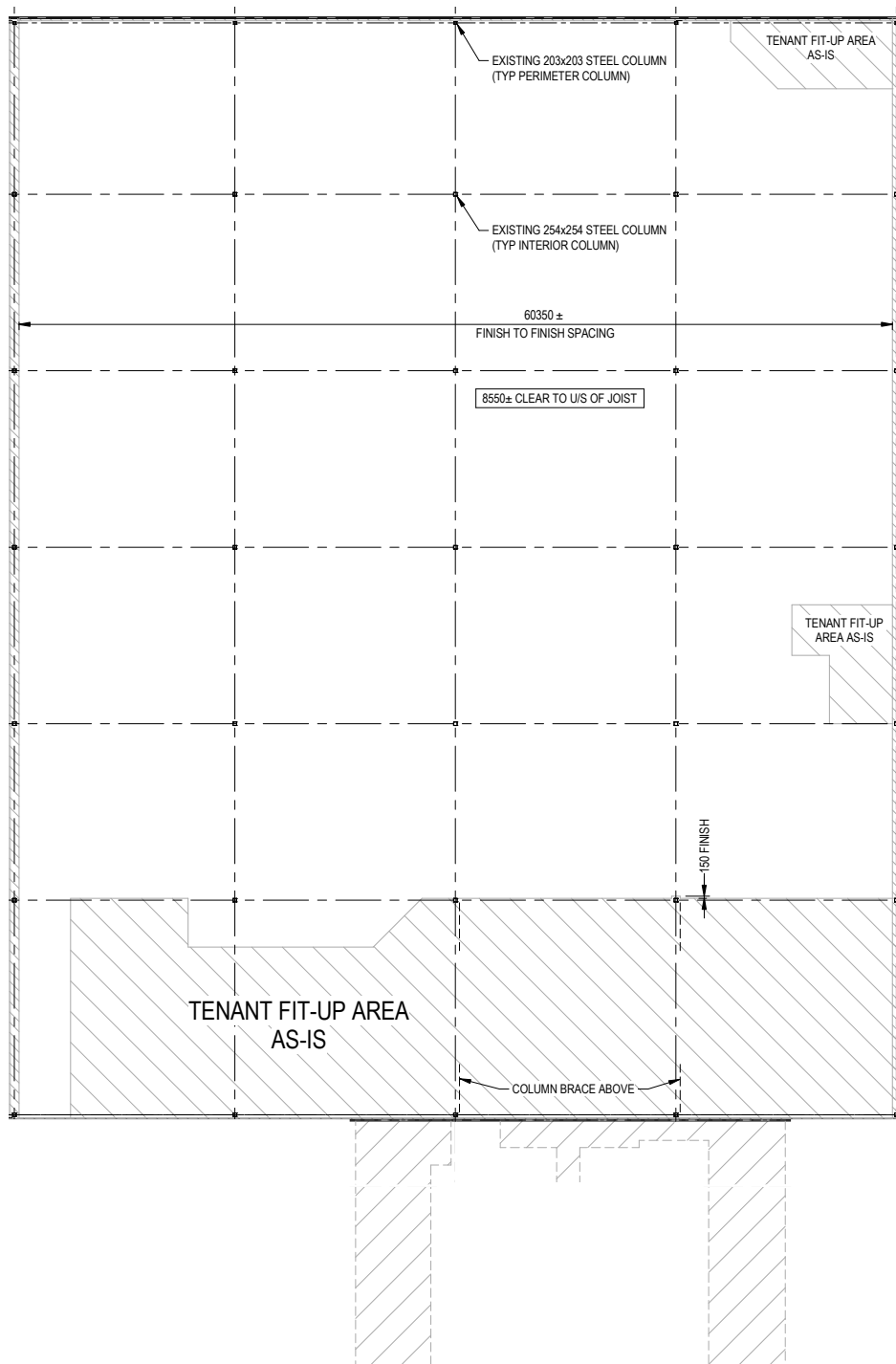


Rentable Area Breakdown

±50,899

Total Rentable Area

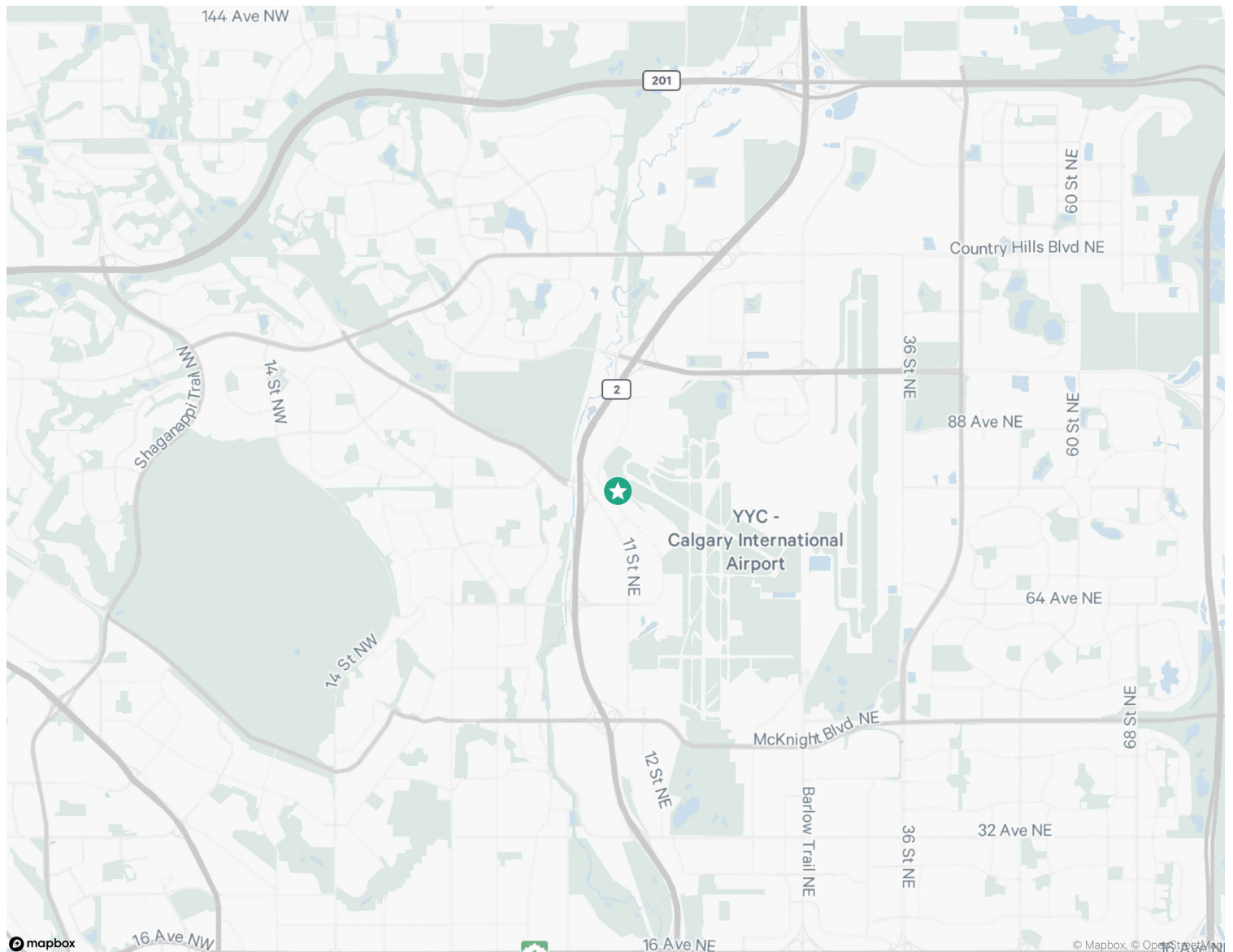
Floor Plan



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For Lease



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