

# For Lease

4040 - 80 Avenue SE - Bay F  
Calgary, AB

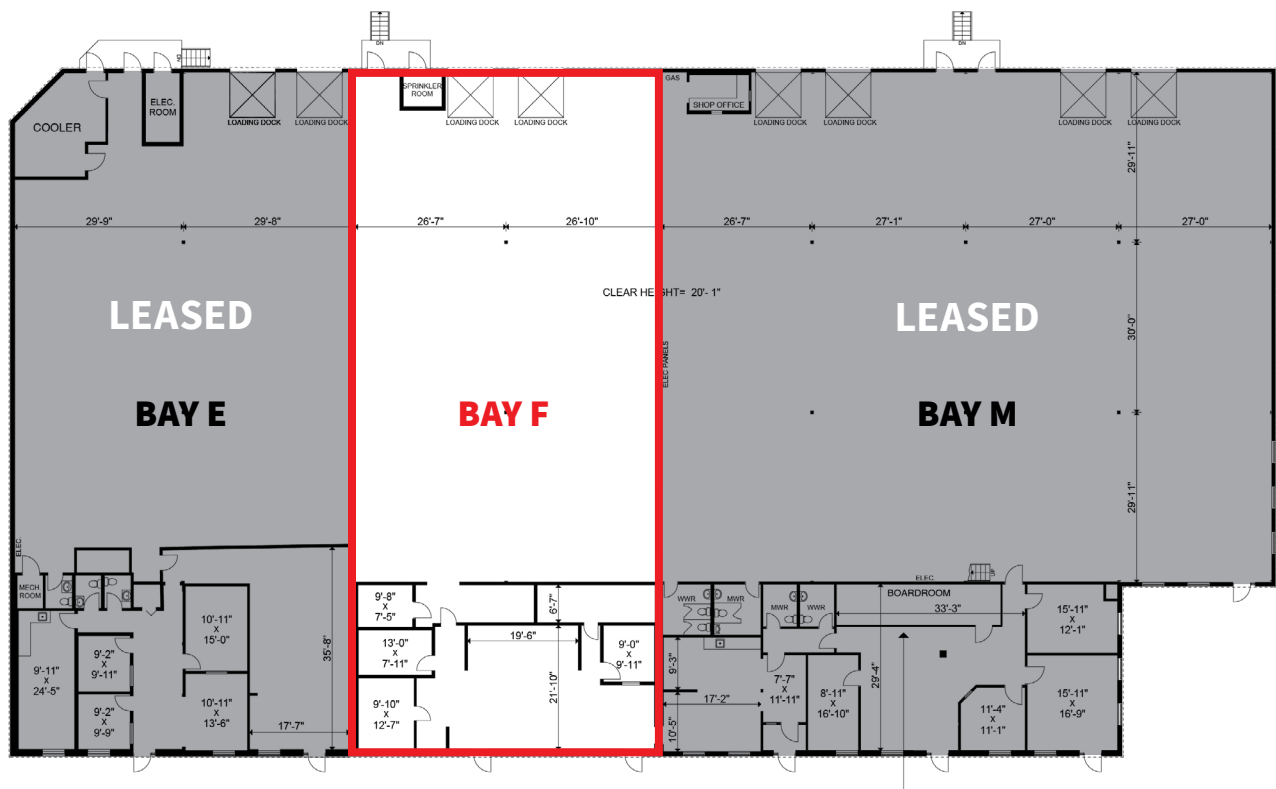
**6,600 s.f. of Warehouse & Office Space**

- Rare dock loading bay with exposure to Glenmore Trail
- Capacity for 53' trailers
- Easy access to major roadways (Glenmore Trail, 52 Street SE and Barlow Trail South)

# Property Details

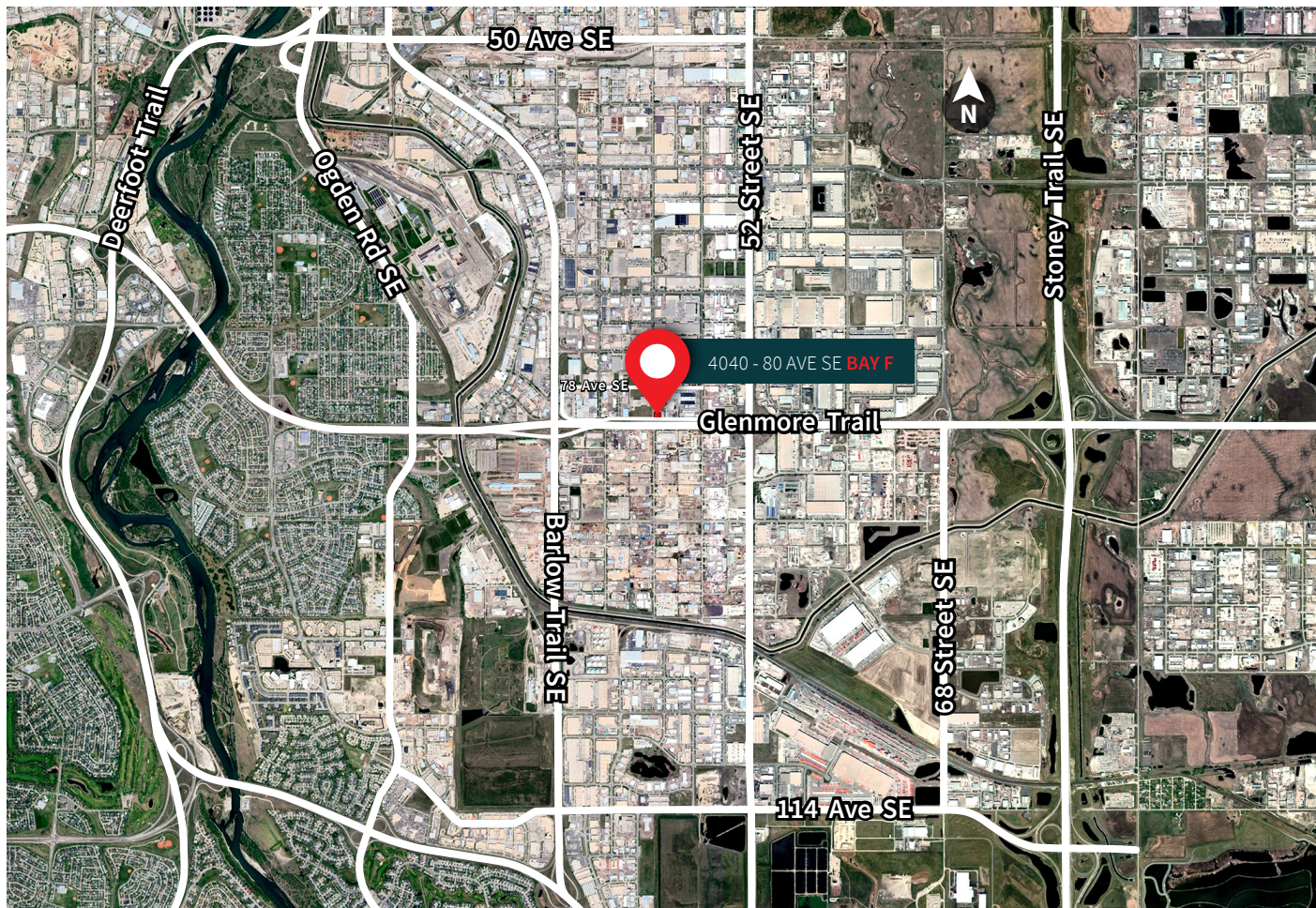
<b>District</b>	Foothills Industrial District	<b>Sprinklers</b>	Yes
<b>Zoning</b>	I-G (Industrial General)	<b>Heating</b>	Gas fired unit heaters and forced air HVAC in office
<b>Unit Size</b>	Office ±1,525 s.f. Warehouse ±5,075 s.f. Total ±6,600 s.f.	<b>Features</b>	<ul style="list-style-type: none"> <li>Clean, well maintained space</li> <li>Capacity for 53' trailers</li> <li>Exposure to Glenmore Trail</li> </ul>
<b>Ceiling Height</b>	21' clear	<b>Lease Rate</b>	Market
<b>Power</b>	100 amps @ 120/208 volts (TBV)	<b>Op. Costs</b>	\$5.27 p.s.f. (2026)
<b>Loading</b>	2 dock doors	<b>Availability</b>	Immediately

# Building Floor Plan



\*Floor plan may not exactly reflect current office area layout and sizing specifications.

# Property Location



## Drive Times



Barlow Trail → **2 min. / 1 km**



Stoney Trail East → **10 min. / 5.3 km**



Glenmore Trail → **4 min. / 1.7 km**



Downtown Calgary → **20 min. / 12.7 km**

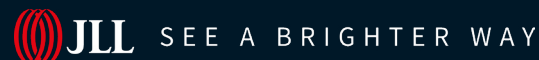


Deerfoot Trail → **7 min. / 5.9 km**



Calgary Int. Airport → **25 min. / 22.9 km**

Contact us for more information



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