

FOR LEASE

6815 - 40th Street SE | Calgary, AB
9,367 sq. ft. with Fenced & Paved Yard



**Drive-In
Loading**



Storage Yard



**Quick Access
to Barlow Trail**

JON C. MOOK, SIOR
LEE & ASSOCIATES CALGARY INC.
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
LEE & ASSOCIATES CALGARY INC.
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

PROPERTY DETAILS

AVAILABLE AREA:

Main floor office:	1,761 sq. ft.
Second floor office:	1,761 sq. ft.
Warehouse:	5,845 sq. ft.
Total:	9,367 sq. ft.

* Additional yard area available:
approx. 3,000 sq. ft.

NET LEASE RATE:

\$12.95 per sq. ft. per annum

OPERATING COSTS:

\$5.04 per sq. ft. per annum (for 2024)

AVAILABILITY:

Immediate

CEILING HEIGHT:

22' clear

ZONING:

I-G (Industrial General)

HEATING:

Gas-fired overhead unit heaters

POWER:

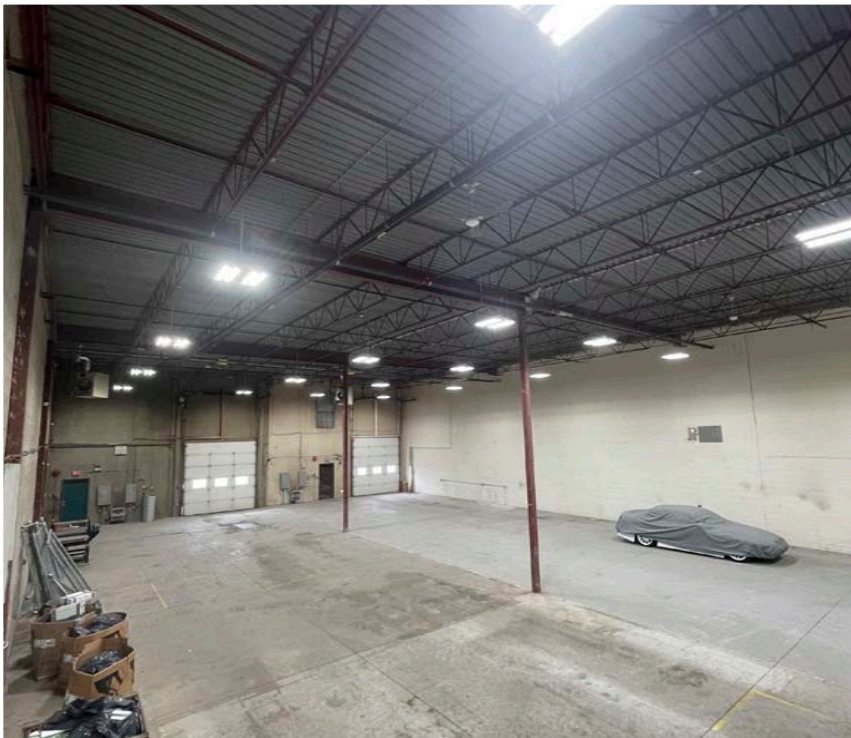
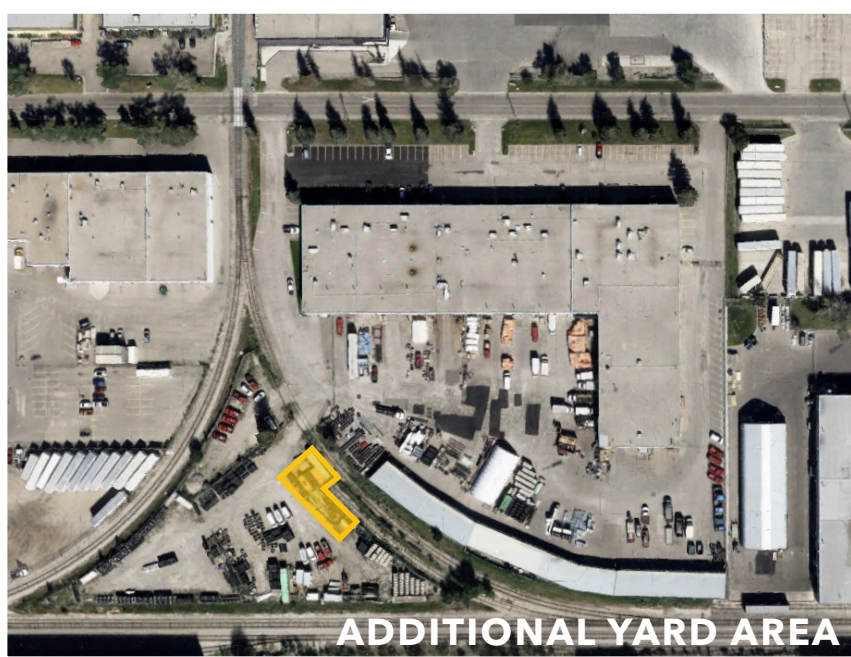
200 Amp @ 347/600 Volt, 3 Phase

LOADING:

2 - 12' X 12' drive-in doors

COMMENTS:

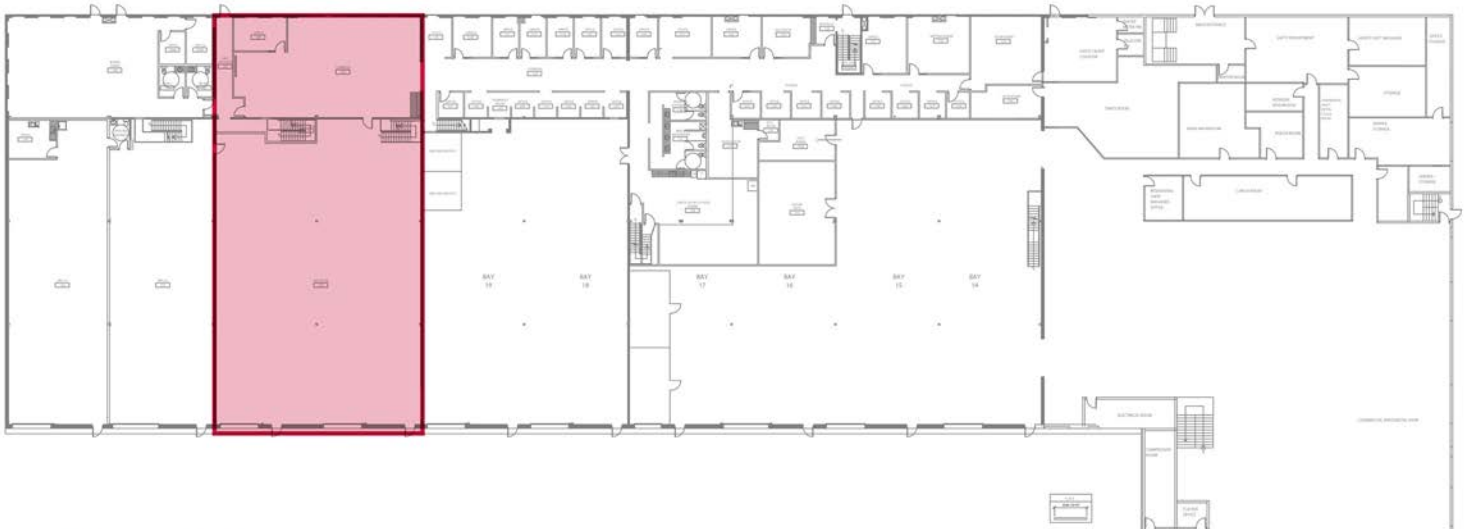
- » LED lighting
- » Yard storage capability
- » Sump
- » MUA system to be installed
- » Additional second floor office available: 1,936 sq. ft.



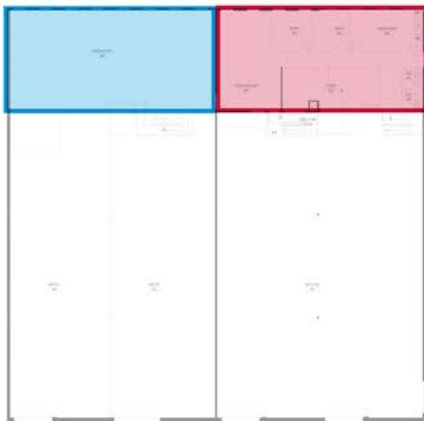
FLOOR PLAN



MAIN FLOOR



SECOND FLOOR



 **Available Area:**
9,367 sq. ft.

 **Optional Second
Floor Office:**
1,936 sq. ft.

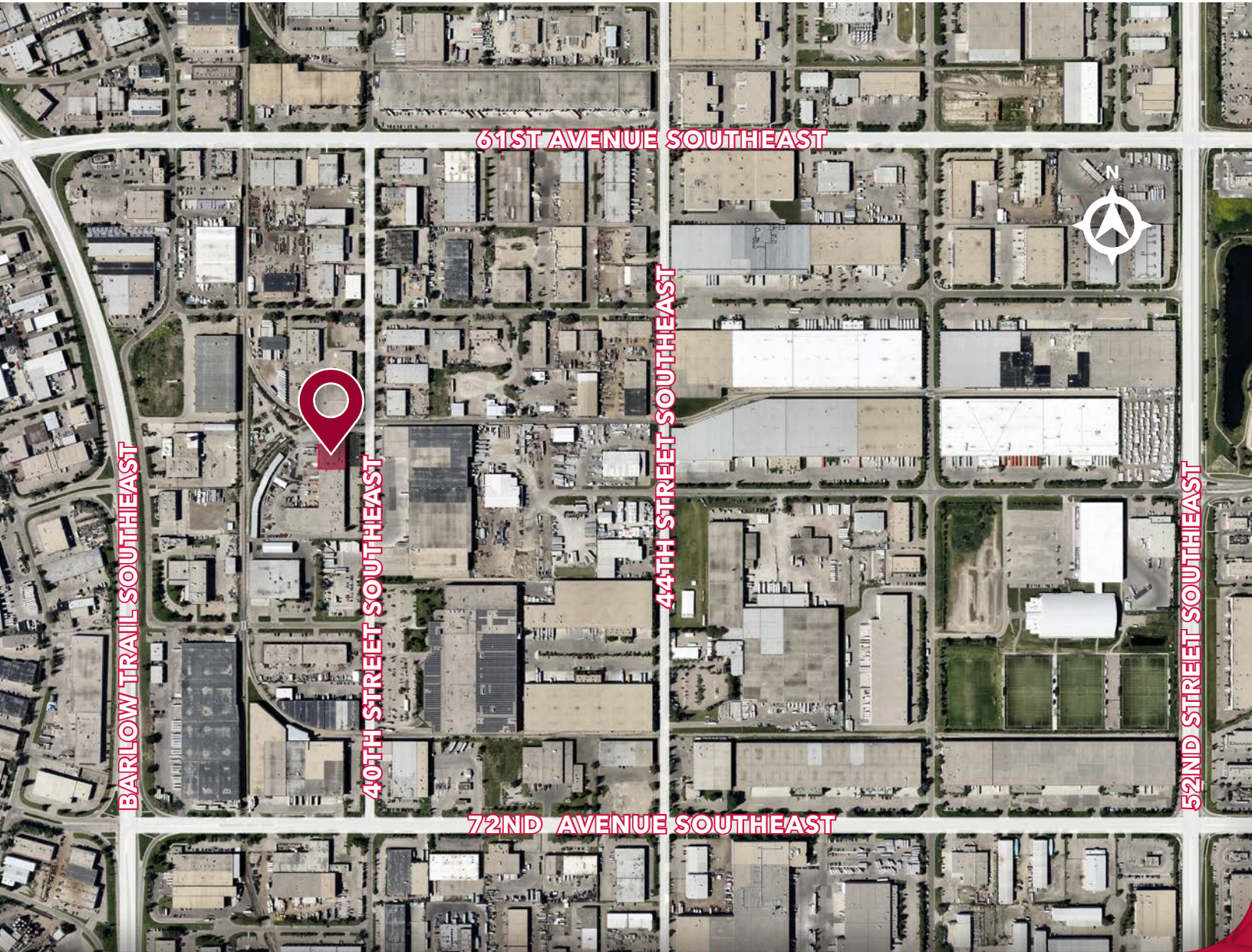


SITE PLAN



ADDITIONAL YARD AREA: 3,000 SQ. FT.

LOCATION



CONTACT US



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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary



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