

**AVISON
YOUNG**

For Lease

9416 40 Street SE, Calgary, Alberta



South Foothills

Cross Dock Facility

Trailer Parking Stalls

Tyler Wellwood, Principal
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FOR LEASE: 9416 40 Street SE, Calgary, Alberta

Property details

DISTRICT

South Foothills Industrial Park

ZONING

I-G (Industrial-General)

LOADING

15 Dock

RENTABLE SIZE

± 8,805 SF

AVAILABILITY

Immediately

TRAILER STORAGE

± 15 Trailer Parking Stalls

NET RENT

Market

OP. COSTS

\$8.60 (2023 est.)

Opportunity

Avison Young is pleased to present the opportunity of approximately ±8,805 square feet of cross dock facility located in South Foothills Industrial Park.

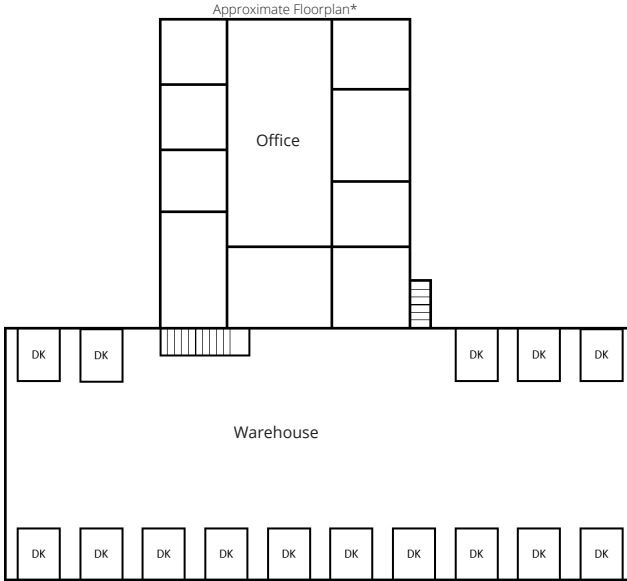
- **Demising options available**
- ± 3,200 SF of total dedicated office space
- Fully secured and graded yard
- Quick access via Barlow, Glenmore and Stoney Trail



Cross Dock

CROSS DOCK

- Total SF** ± 8,805
- Loading** 15 Dock
- Clearance** 9'3" - 11'7"
- Trailer Storage** ± 15 stalls



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Property Images





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