

FOR LEASE

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# 5920

40<sup>th</sup> Street SE

CALGARY | AB

±51,544 square  
feet on ±3.68  
acres available.

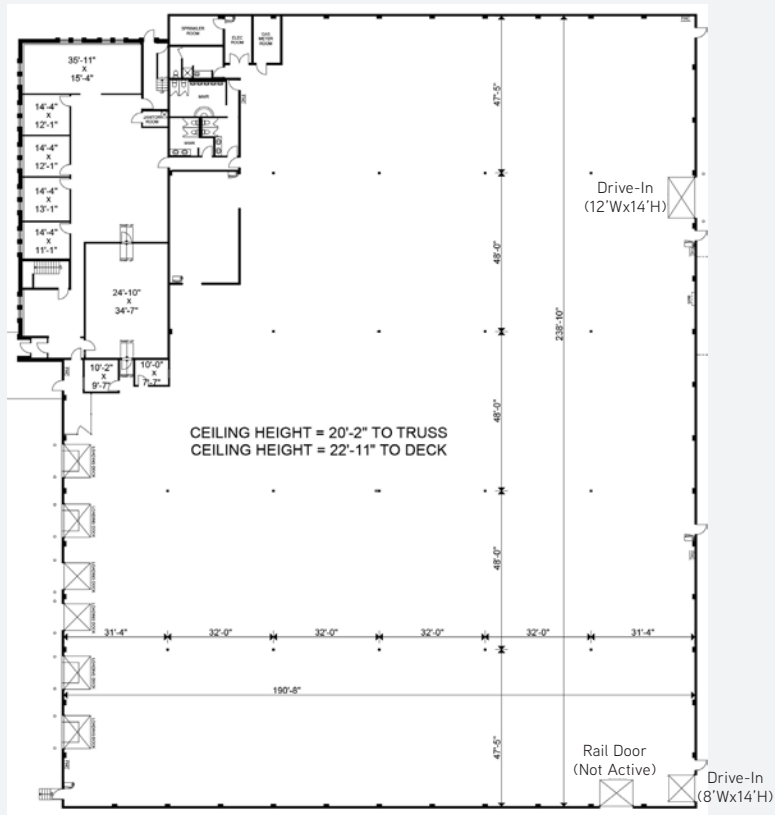
Freestanding building with large yard area and quick access to major City of Calgary thoroughfares, such as Barlow Trail SE, 61<sup>st</sup> Avenue SE, 52<sup>nd</sup> Street SE, and Deerfoot Trail.



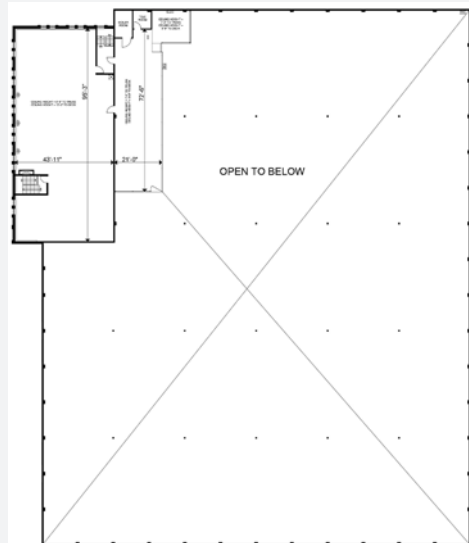
Colliers International  
330, 115 Quarry Park Road SE  
Calgary, AB T2C 5G9  
[www.colliers.com/calgary](http://www.colliers.com/calgary)

**Neil Ferris, SIOR**  
Vice President | Partner  
+1 403 875 8004  
[neil.ferris@colliers.com](mailto:neil.ferris@colliers.com)

**Michael Massing, SIOR**  
Vice President  
+1 403 669 6028  
[michael.massing@colliers.com](mailto:michael.massing@colliers.com)



MAIN FLOOR PLAN



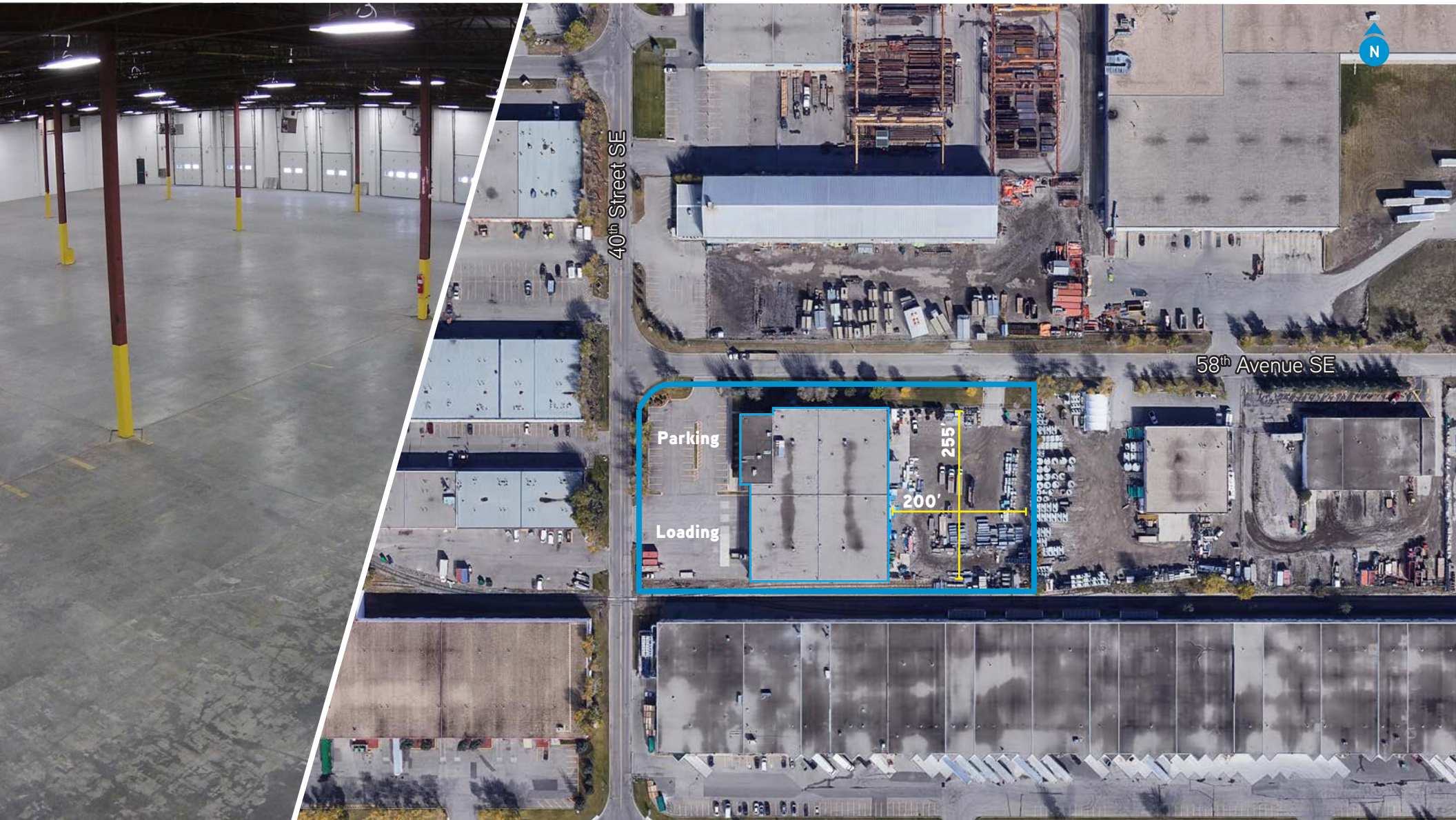
SECOND FLOOR PLAN

### BUILDING SPECIFICATIONS

District	Foothills
Zoning	I-G, Industrial General
Main Floor Office Area	±4,406 SF
Second Floor Office Area	±4,423 SF
Warehouse Area	±42,715 SF
Total Available Area	±51,544 SF
Site Size	±3.68 Acres
Dedicated Yard Area	±1.17 Acres
Ceiling Height	20' Clear
Loading	6 (10'x10') Dock (4 Levelers) 1 (12'x14') Drive-In Door 1 (8'x12') Drive-In Door
Power	1,200 Amp, 600 Volt (TBV)
Lighting	T-8
Sprinklers	Yes
Asking Lease Rate	Market
Operating Costs	\$4.36 PSF (est. 2019)
Available	January 1 <sup>st</sup> , 2020

### FEATURES

- Large fenced and paved yard area; ±51,000 SF usable yard
- Dock and grade level loading
- Ample employee parking
- Located in the well-established Foothills district
- Excellent central location with quick access to Barlow Trail SE, 52<sup>nd</sup> Street SE, Peigan Trail SE, and Deerfoot Trail





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Vice President | Partner  
+1 403 875 8004  
neil.ferris@colliers.com

**Michael Massing, SIOR**  
Vice President  
+1 403 669 6028  
michael.massing@colliers.com

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