

FOR SALE OR LEASE

11510 - 40 STREET SE

Calgary, AB

Lead Agents:

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29,675 SF FREESTANDING INDUSTRIAL BUILDING ON 1.34 ACRES



PROPERTY DETAILS

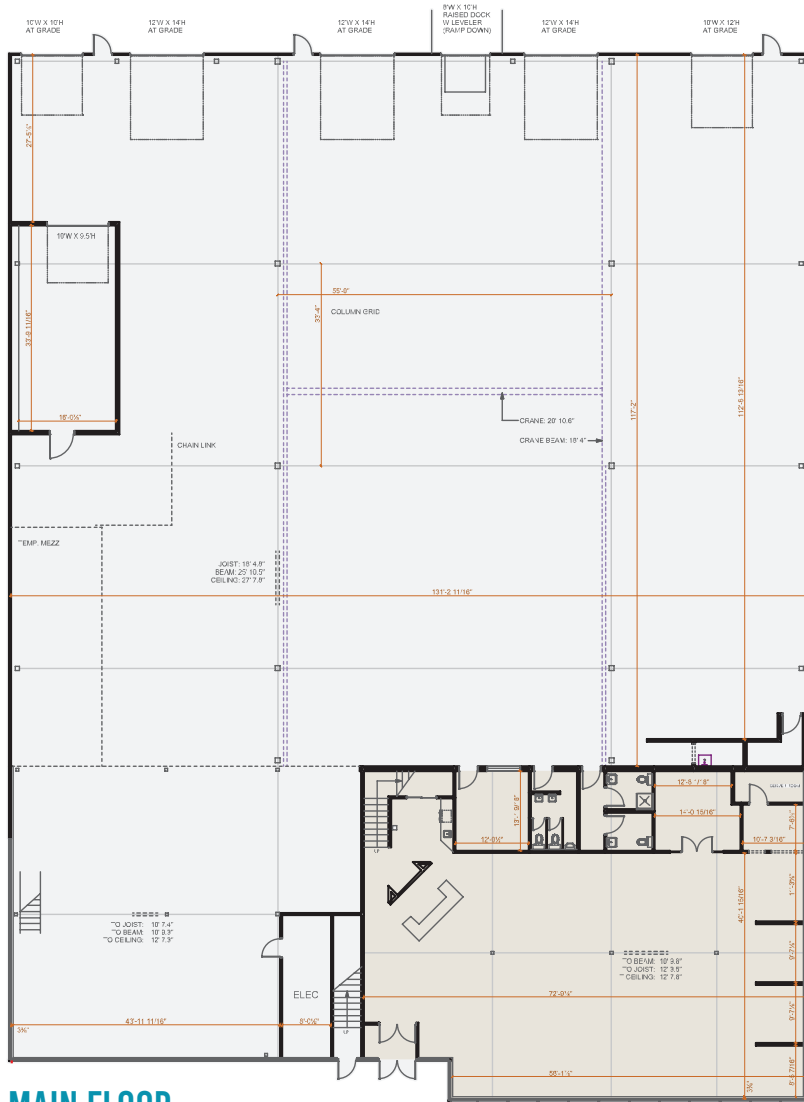
District:	Southbend
Legal Description:	Plan 0412802, Block 2, Lot 9
Zoning:	I-G (Industrial General)
Site Size:	± 1.34 acres
Available Area:	<div> Showroom: ± 3,900 sf 2nd Floor Office: ± 6,702 sf Warehouse: ± 18,350 sf Balcony: ± 723 sf <hr/> Total: ± 29,675 sf </div>
Loading:	1 (8' x 10') dock door 1 (10' x 10') drive-in door 1 (10' x 12') drive-in door 3 (12' x 14') drive-in doors
Power:	2,000A, 600V, 3 phase (TBV)
Crane:	1 (5-ton)
Ceiling Height:	25' clear in warehouse
Sprinklers:	Yes (specifications TBV)
Year Built:	2007
Asking Price:	\$6,950,000
Property Taxes:	\$125,077.88 (2025)
Lease Rate:	\$15.00 psf (with escalations)
Op. Costs	\$7.59 psf (2025 est.)
Available	30 days notice

HIGHLIGHTS

- Freestanding building with fenced and paved yard
- Located in excellent industrial/commercial location; Adjacent to Princess Auto
- Radiant and unit heaters in warehouse; HVAC in office space
- 5-ton crane and heavy power
- Attractive pylon signage available
- Double-row parking (approx. 47 stalls)
- Dock and drive-in loading
- Immediate access to 114 Avenue SE, Barlow and Deerfoot Trails



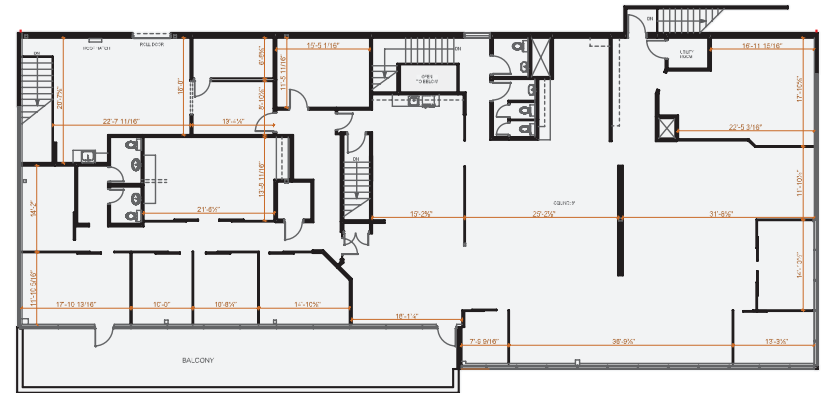
FLOOR PLAN



MAIN FLOOR

Main floor area includes: Reception area, shop washrooms, office washrooms, showroom area, kitchenette and open work area

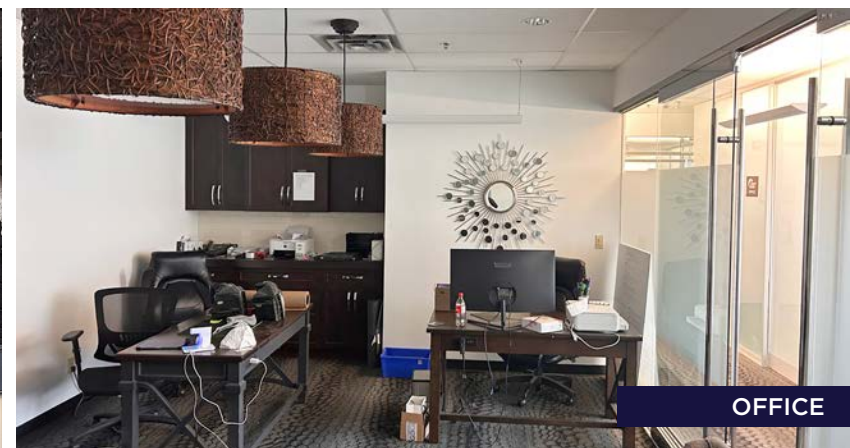
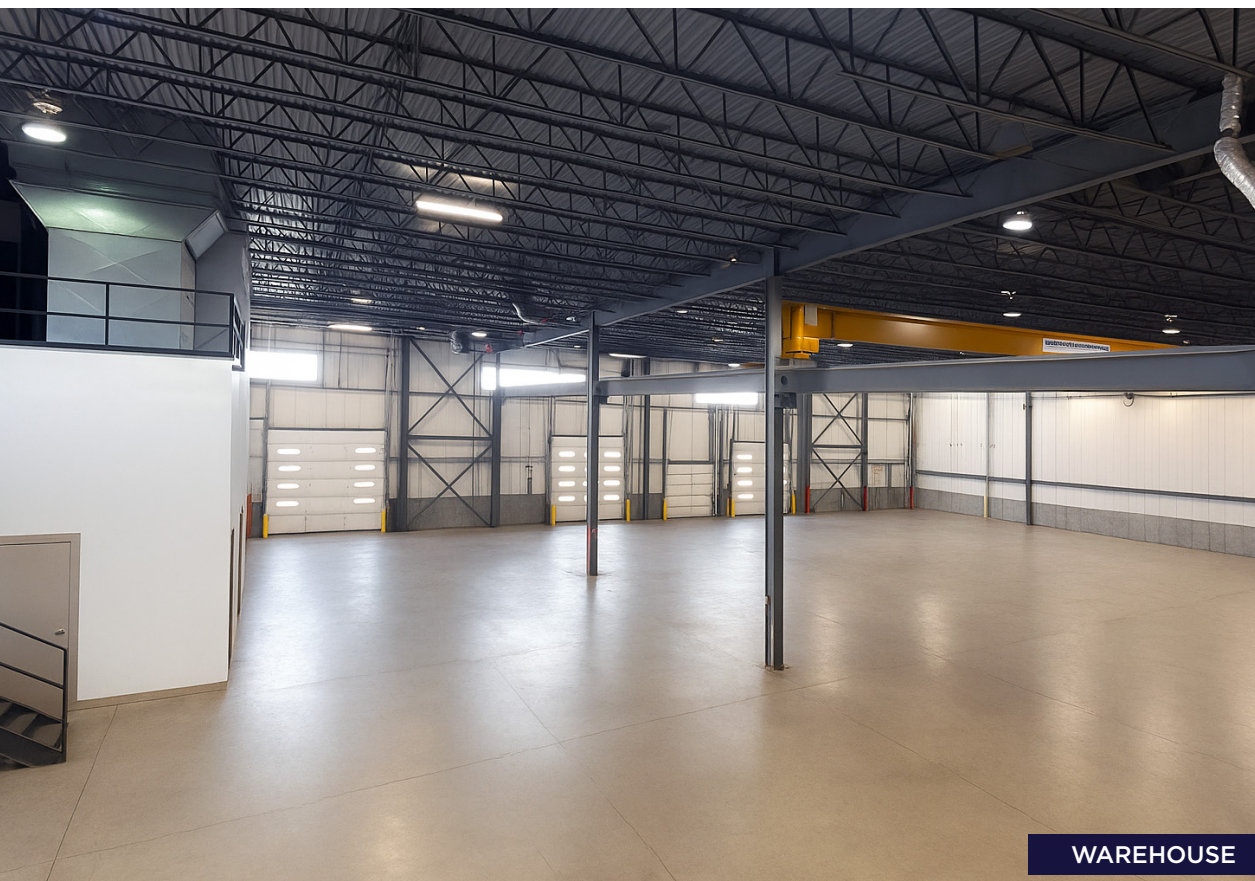
Second floor area includes: Lunchroom, open work area, washrooms, meeting room, shop lunchroom and 6 private offices



SECOND FLOOR

*Not to scale, not exactly as shown.

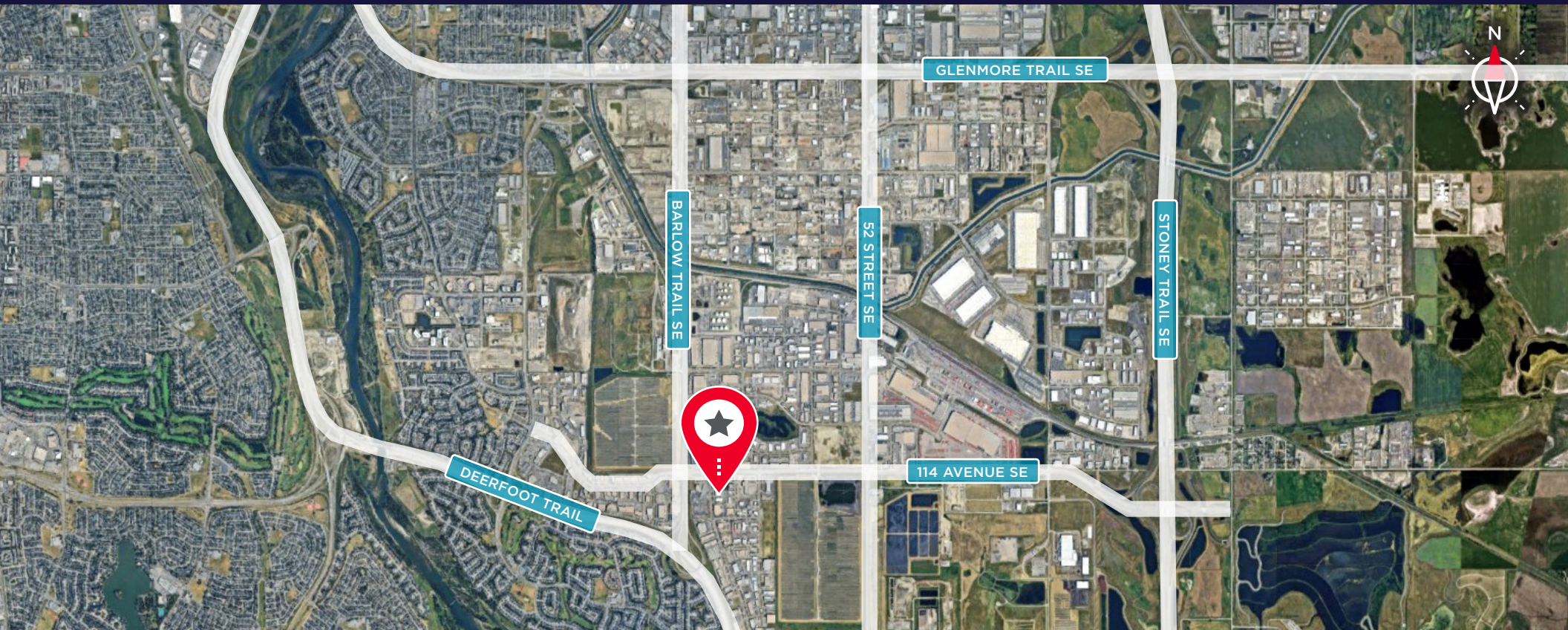
INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP



For more information, please contact:

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