

**FOR SUBLEASE**

**UNIT 44 & 48**

**8009 57<sup>TH</sup> STREET SE**

CALGARY, AB



**TURNKEY END-CAP UNIT**

**±14,056 SF  
AVAILABLE**

# PROPERTY SUMMARY

Strategically located in the heart of Great Plains Industrial Park with easy access to Glenmore Trail and Stoney Trail.

## Property Features

Address: 8009 57th Street SE - Units 44 & 48

District: Great Plains Industrial Park

Zoning: I-G - Industrial General

Total Space Available: ±14,056 SF

Clear Height: 24'

Loading: 1 Dock Door  
3 Grade Doors

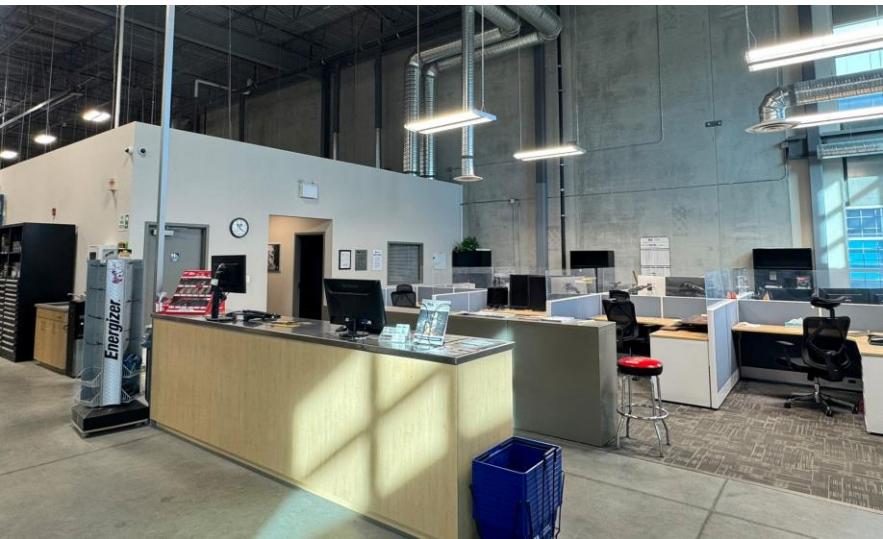
Power: 200 amps @ 600 volts

Sublease Rate: Market

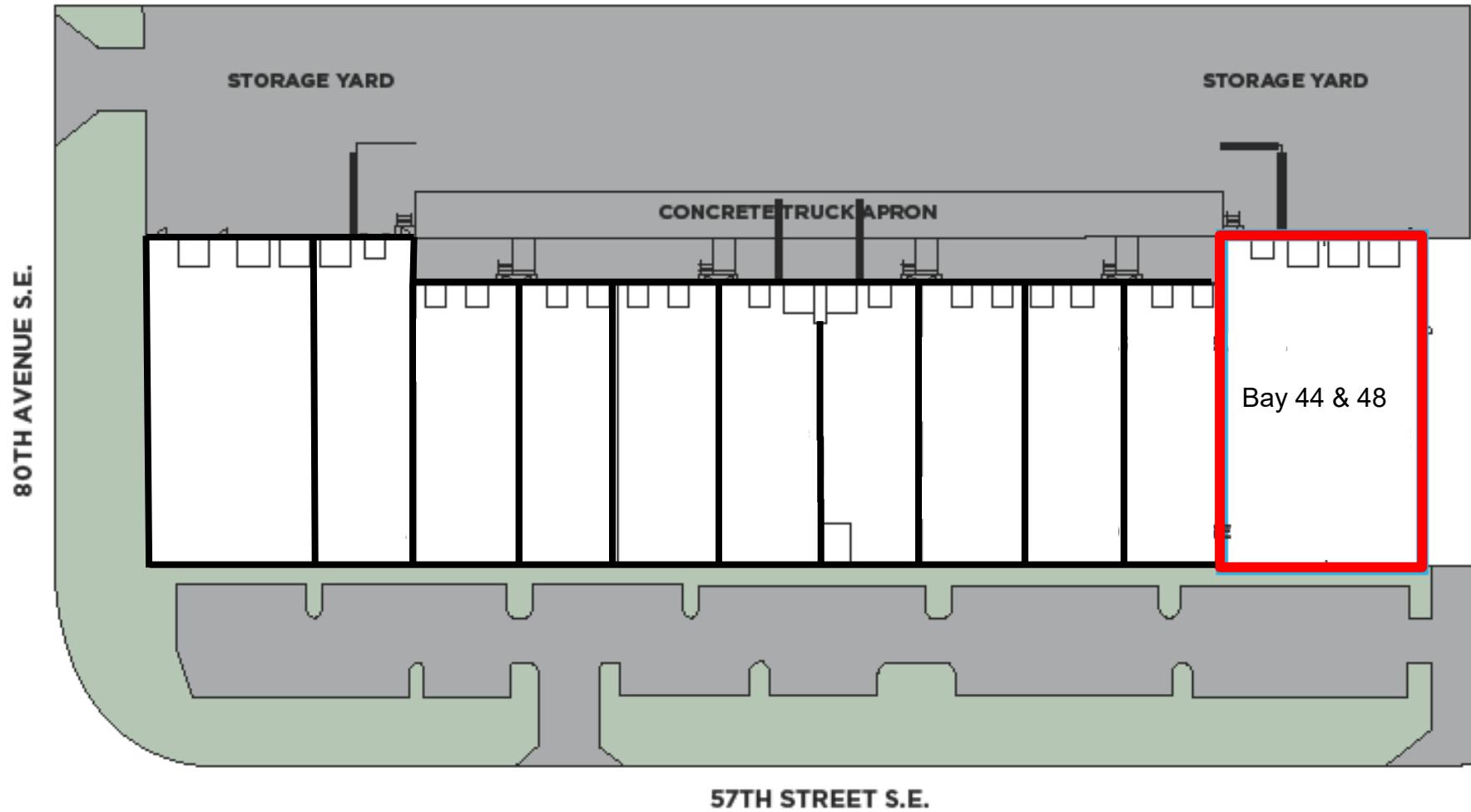
Op. Cost (2025): \$5.78 PSF

Availability: January 2026

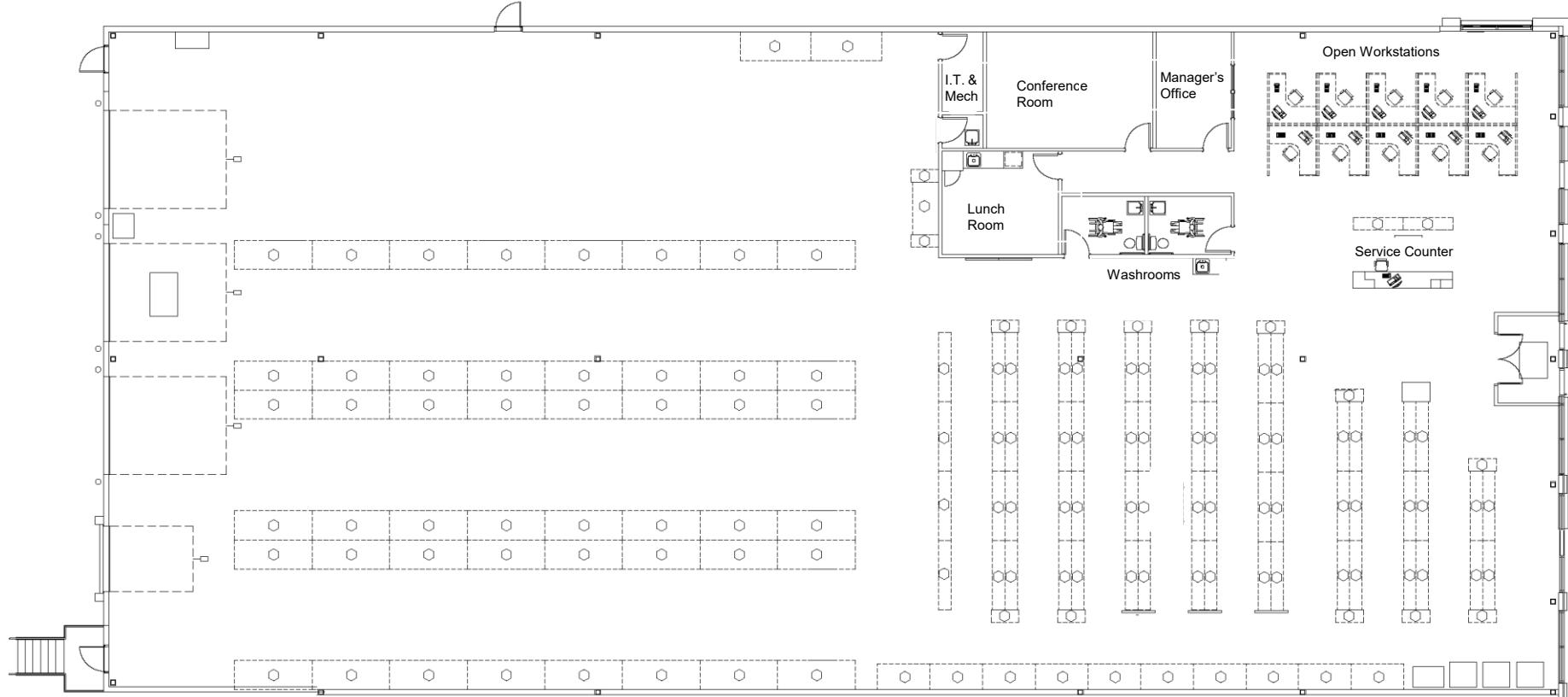
Sublease Expiry: March 30, 2028



# PROPERTY SITE PLAN



# OFFICE FLOOR PLAN



# PROPERTY PHOTOS



# LOCATION MAP

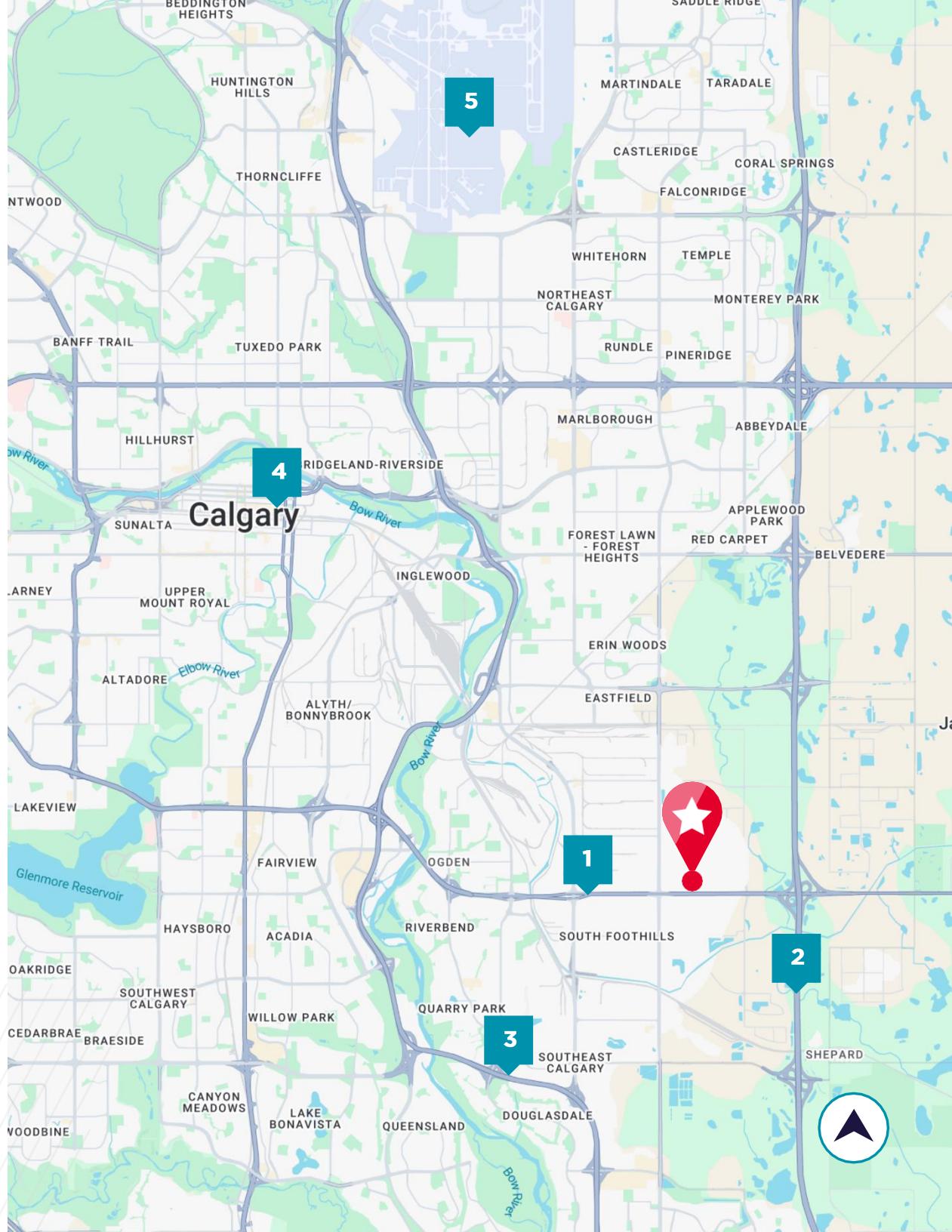
## Key Transportation Routes and Drive Times

1. Glenmore Trail	2 mins	1.7 km
2. Stoney Trail	3 mins	3.1 km
3. Deerfoot Trail	12 mins	10.7 km
4. Downtown Calgary	21 mins	17 km
5. Calgary International Airport	24 mins	27.2 km

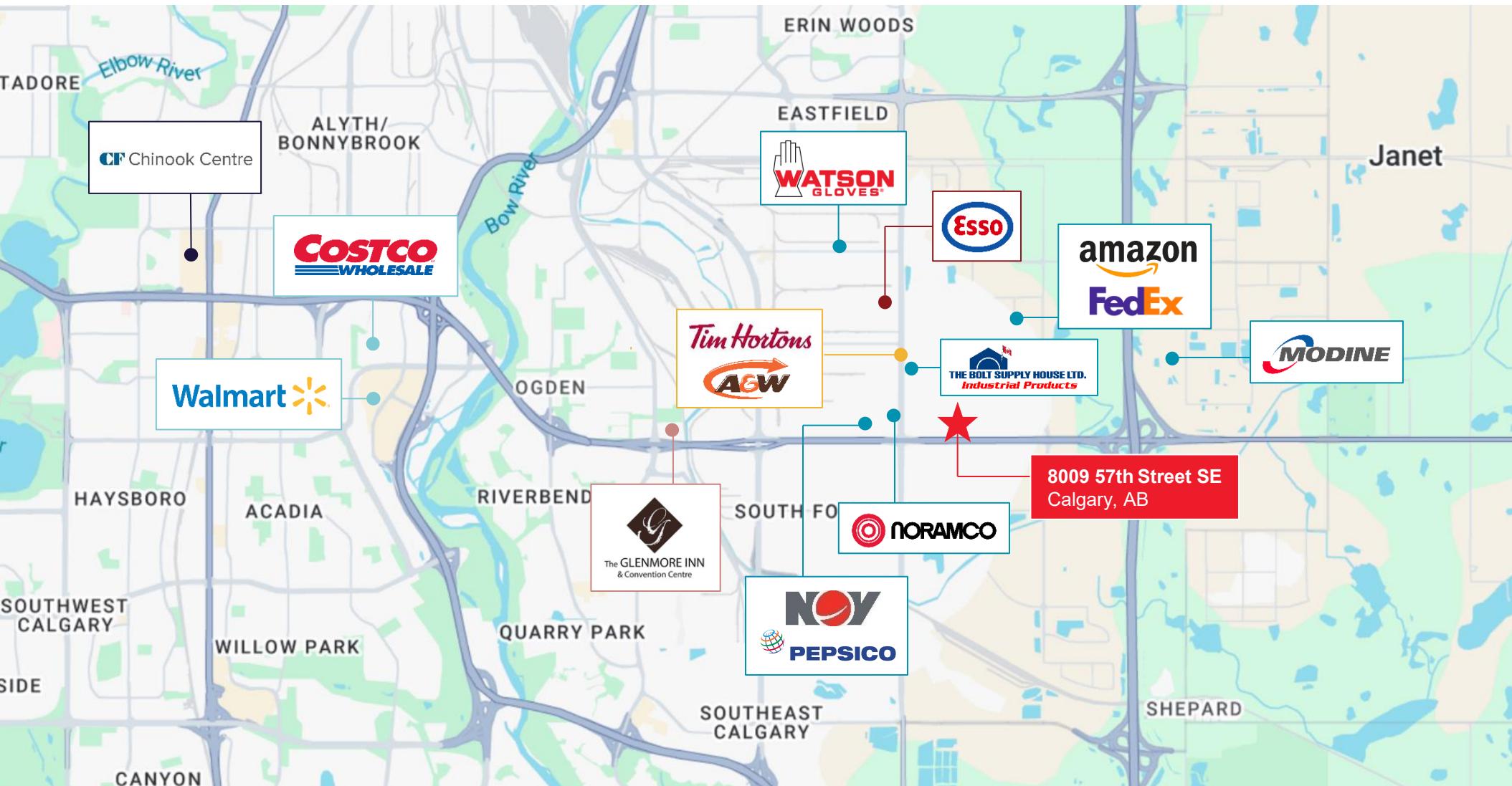


8009 57th Street SE, Calgary, AB

8009 57th Street SE // Calgary, AB



# AMENITIES MAP



Quick Service Restaurants (QSRs)

Gas Stations

Shopping Malls

Hotels

Grocery

Major Tenants



## FOR MORE INFORMATION, CONTACT:

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