



For Lease

Warehouse & Office

8241 - 30 Street SE, Unit 1 & 2 Calgary, AB

- Unit sizes available from 10,319 s.f, 25,809 s.f. or 36,127 s.f.
- Showroom and office area existing
- Dock and Drive in loading available
- Direct exposure to Glenmore Trail
- Pylon signage available



Austin Smith

403 456 2197

austin.smith@am.jll.com

Ryan Haney

403 456 2221

ryan.haney@am.jll.com

Carey Koroluk

403 456 2346

carey.koroluk@am.jll.com

Casey Stuart, SIOR

403 456 3247

casey.stuart@am.jll.com

Property Information

ADDRESS:

8241 - 30 Street SE

DISTRICT:

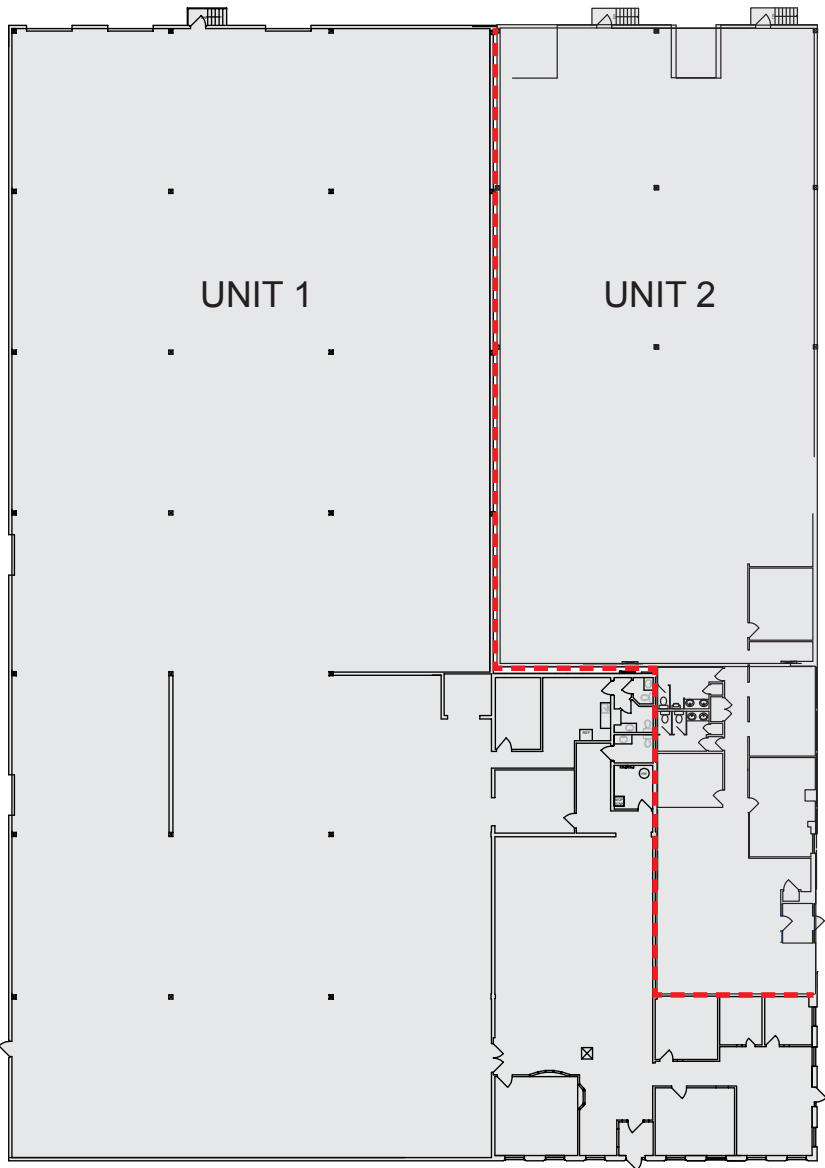
Foothills

ZONING:

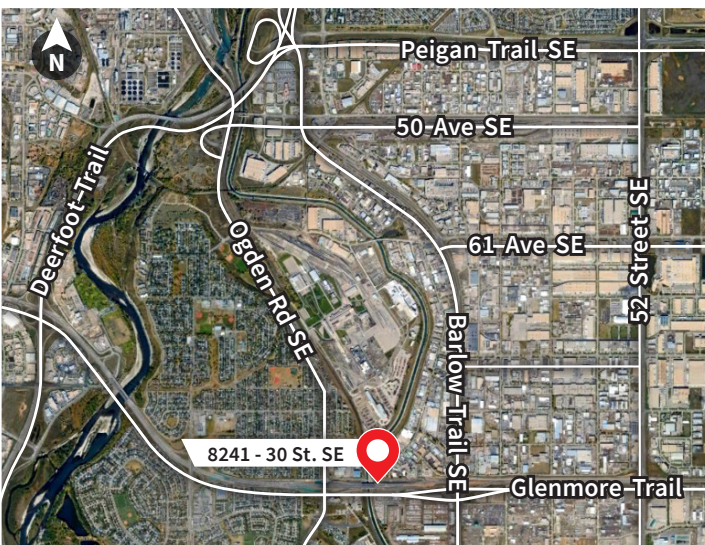
I-G (Industrial General)

OP. COSTS & TAXES:

\$4.04 per s.f. (2022)



	<i>Unit 1</i>	<i>Unit 2</i>	<i>Units 1 & 2</i>
Building Size:	Warehouse: ± 21,880 s.f. Office: ± 3,929 s.f. Total: ± 25,809 s.f.	Warehouse: ± 8,500 s.f. Office: ± 1,819 s.f. Total: ± 10,319 s.f.	Warehouse: ± 30,380 s.f. Office: ± 5,748 s.f. Total: ± 36,128 s.f.
Loading:	1 (12' x 14') drive-in door 2 (9' x 10') dock doors	2 (12'x12') drive-in doors *Potential to convert back to dock doors	1 (12' x 14') drive-in door 2 (9' x 10') dock doors 2 (12'x12') drive-in doors
Ceiling Height:	21' clear	21' clear	21' clear
Power:	400 amp, 120/208 volt (TBV)	200 amp, 120/208 volt (TBV)	200 amp, 120/208 volt (TBV) 400 amp, 120/208 volt (TBV)
Features:	<ul style="list-style-type: none"> • Sprinklered • Existing showroom development • T5HO lighting • Potential for small yard 	<ul style="list-style-type: none"> • Sprinklered • Make up air (TBV) • T5HO lighting • Sump and trenched drains 	<ul style="list-style-type: none"> • Sprinklered • Make up air in Unit 2 (TBV) • Existing showroom development • T5HO lighting • Sump and trenched drains
Available:	August 1, 2022	30 days notice	Negotiable
Rate:	\$7.75 per s.f.	\$9.00 per s.f.	Market



Contact us for more info!

Marshall Toner

EVP, National Industrial
+1 403 456 2214
marshall.toner@am.jll.com

Chris Saunders

Senior Vice President
+1 403 456 2218
chris.saunders@am.jll.com

Carey Koroluk

Vice President
+1 403 456 2346
carey.koroluk@am.jll.com

Ryan Haney

Executive Vice President
+1 403 456 2221
ryan.haney@am.jll.com

Casey Stuart, SIOR

Vice President
+1 403 456 3247
casey.stuart@am.jll.com

Austin Smith

Associate Vice President
+1 403 456 2197
austin.smith@am.jll.com

