

FOR SALE OR LEASE

5920 - 40 STREET SE

Calgary, AB



Lead Agents:

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51,544 SF FREESTANDING BUILDING ON 3.68 ACRES



PROPERTY DETAILS

| | |
|--------------------|--|
| District: | Foothills Industrial |
| Legal Description: | Plan 7410843; Block 5, Lots 1 & 2 |
| Zoning: | I-G (Industrial General) |
| Site Size: | ± 3.68 acres |
| Available Area: | Main Floor Office: ± 4,406 sf |
| | 2 nd Floor Office: ± 4,423 sf |
| | Warehouse: ± 42,715 sf |
| | Total: ± 51,544 sf |
| Loading: | 6 (10' x 10') docks (5 levelers) |
| | 1 (12' x 14') drive-in |
| | 1 (8' x 12') drive-in |
| Ceiling Height: | 20' clear |
| Power: | 1,200A, 600V (TBV) |
| Sprinklers: | Yes |
| Lighting: | T-8 |
| Year Built: | 1976 |

SALE/LEASE PARTICULARS

| | |
|--------------------|-------------------------------|
| Asking Sale Price: | Market |
| Property Taxes: | \$158,039.06 (2025) |
| Lease Rate: | Market |
| Op. Costs | Self-managed |
| Available | 90 days from condition waiver |

HIGHLIGHTS

- Freestanding building with ±1.17 acres of fenced and paved yard
- Dock and drive-in loading
- Building is sprinklered
- Ample on-site parking
- Good access onto major road arteries including Barlow Trail, Peigan Trail and 52nd Street SE



INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP



For more information, please contact:

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