

**Our Space.  
Your Clients.**



**4030 8th st SE.**

**37,000 sq ft**

Drive in lane

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On site forklift

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1 Boardroom

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4 meeting rooms

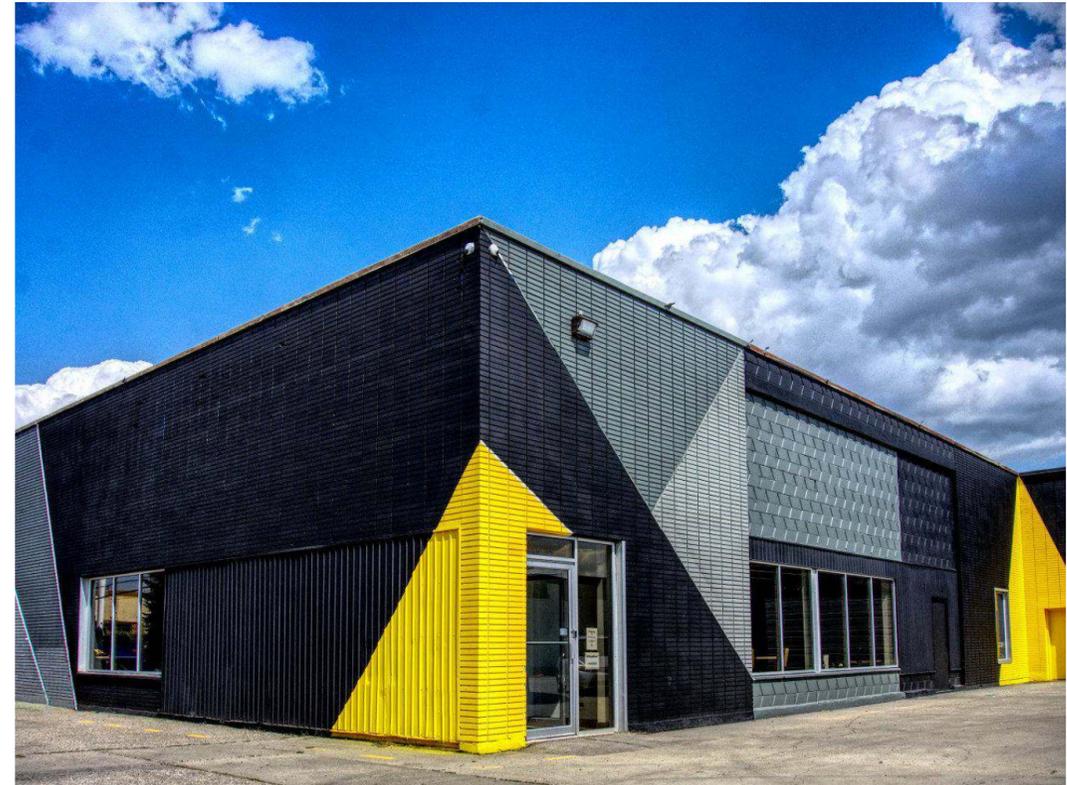
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Event space

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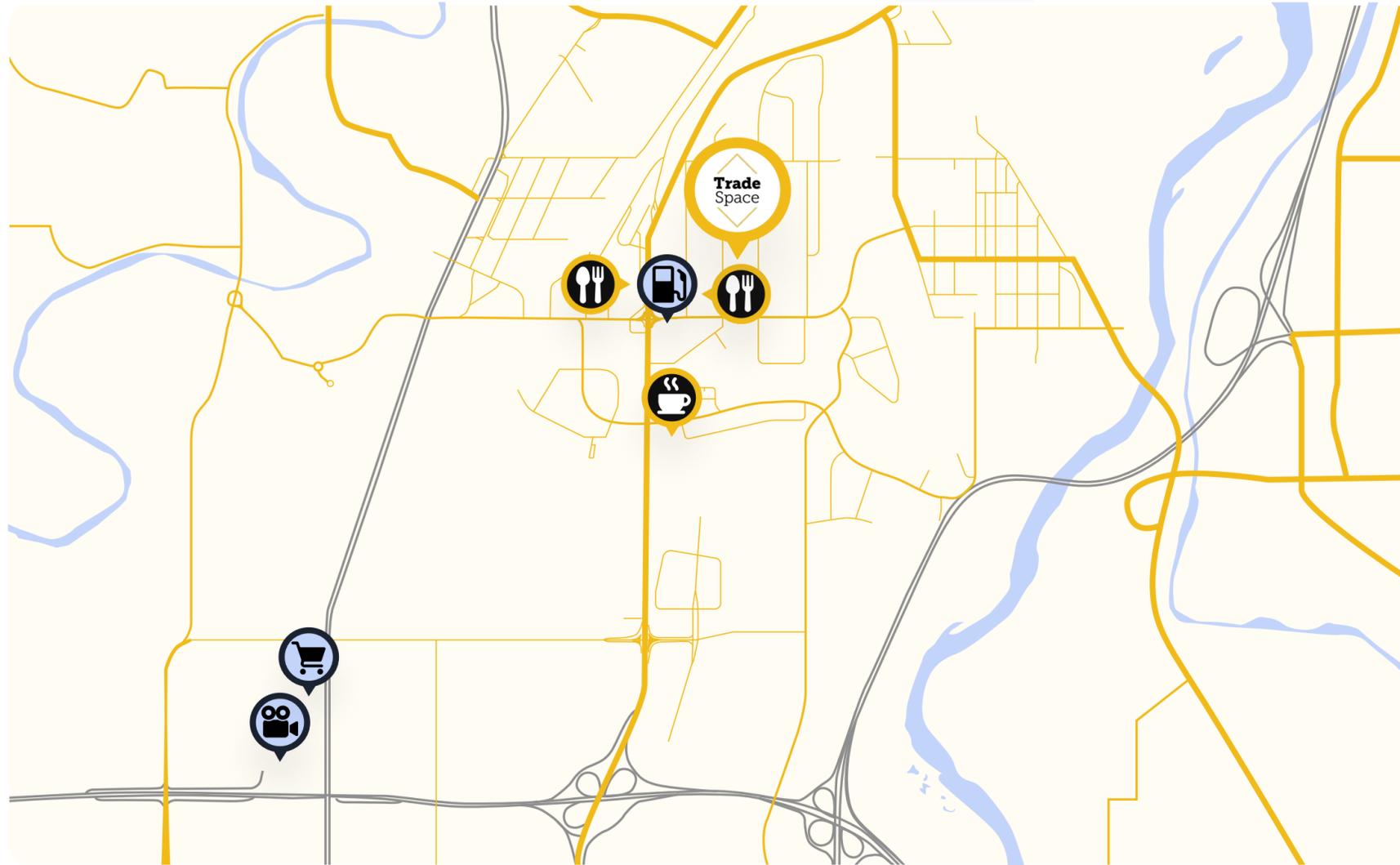
Access to  
blackfoot trail

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# Location Overview.

4030 8th st SE



## Food & Drinks

-  Crossroad Market
-  Tim Hortons
-  Subway
-  Coco Brooks Pizza

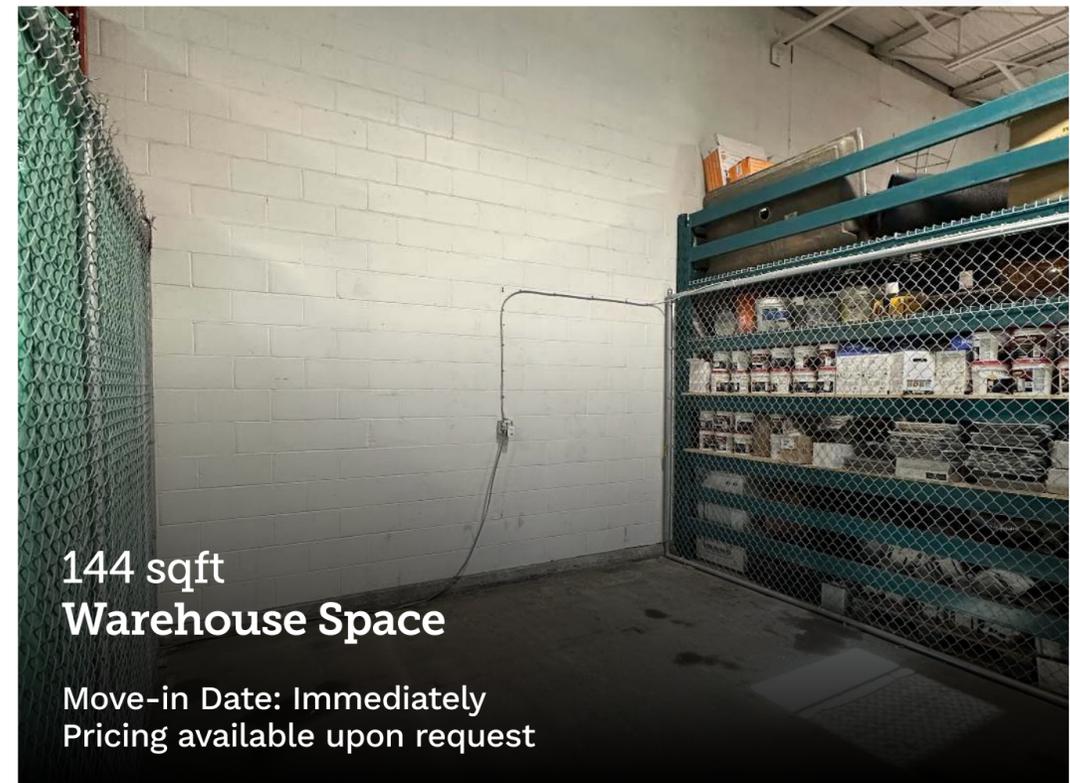
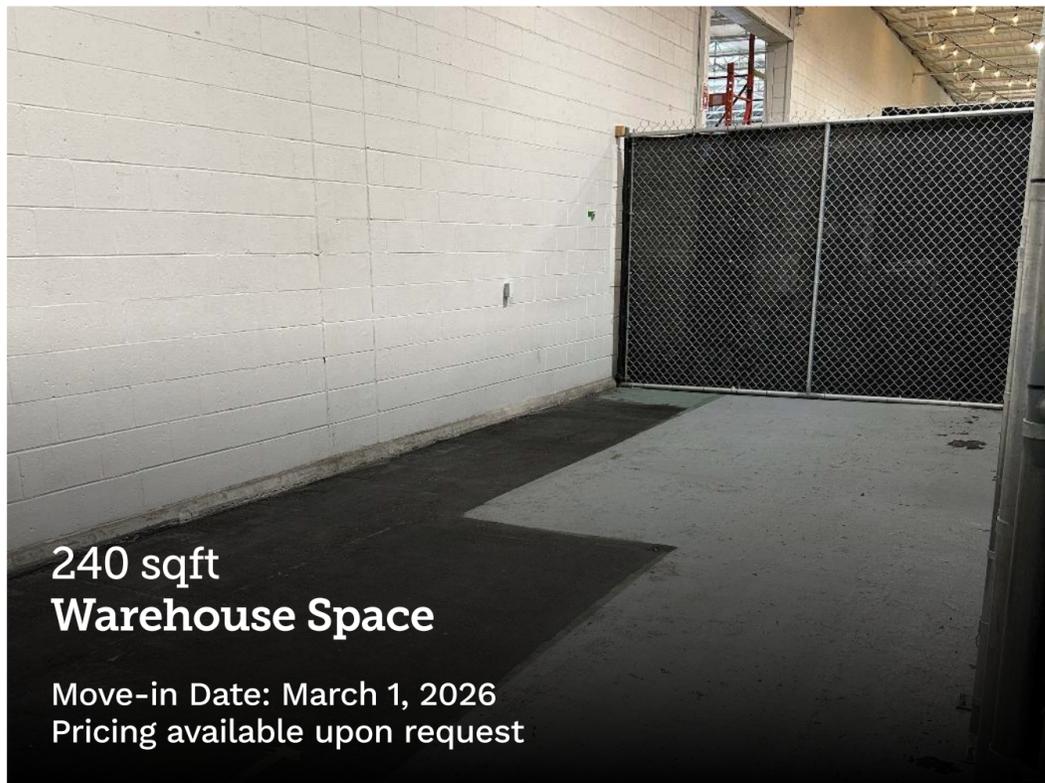
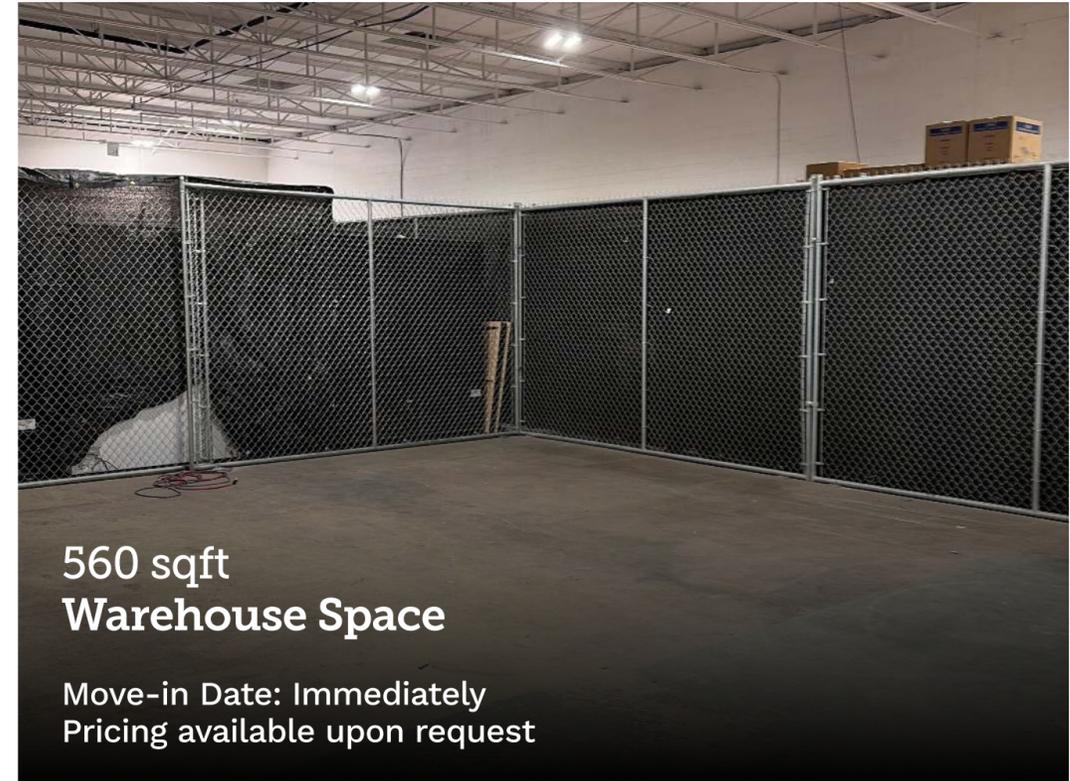
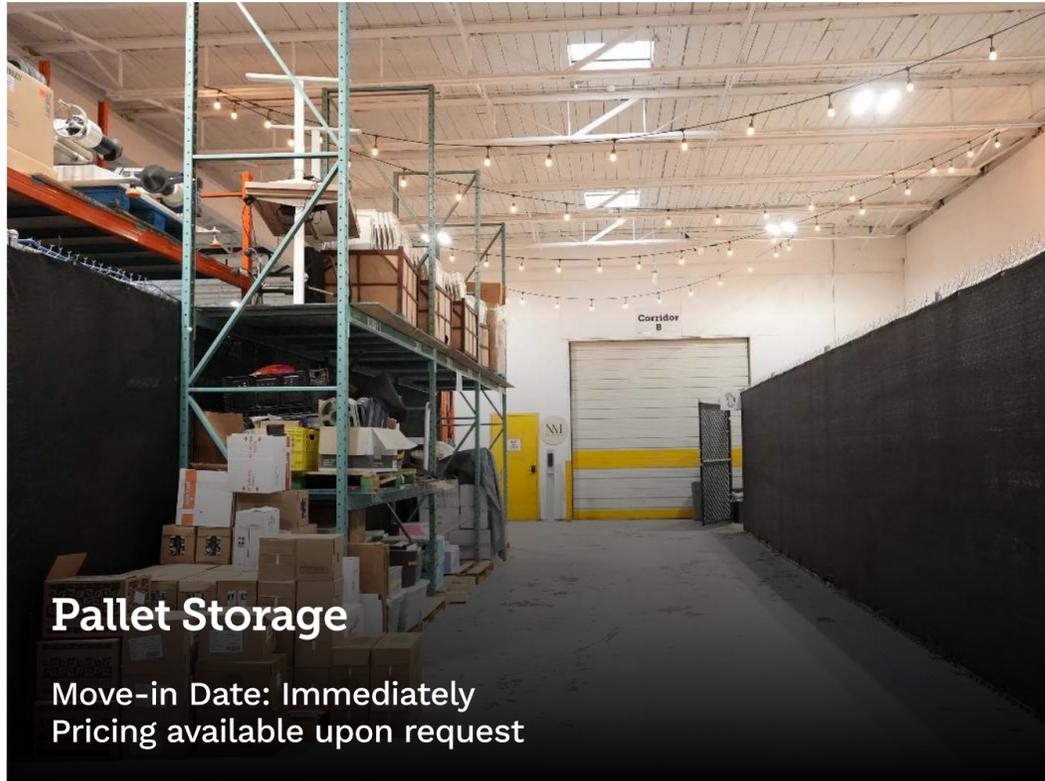
## Entertainment & Shopping

-  Chinook Mall
-  Scotiabank Theatre Chinook
-  Shell Gas Station

# Featured Spaces for February 2026

4030 8th st SE

Don't see what your client needs? Reach out to us for more options!



**4121 23B St NE.**

**46,881 sq ft**

2 loading docks

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1 drive in dock

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Forklift on site

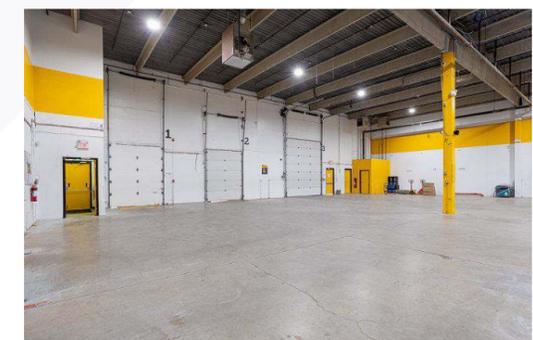
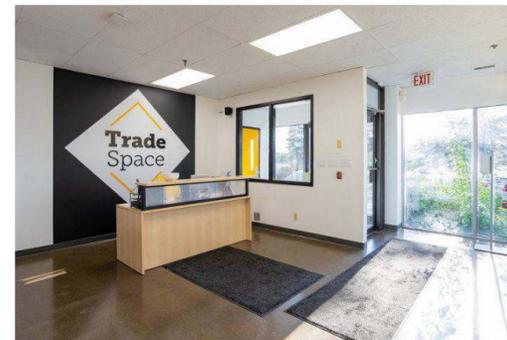
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800 amp 120/240  
3 phase power

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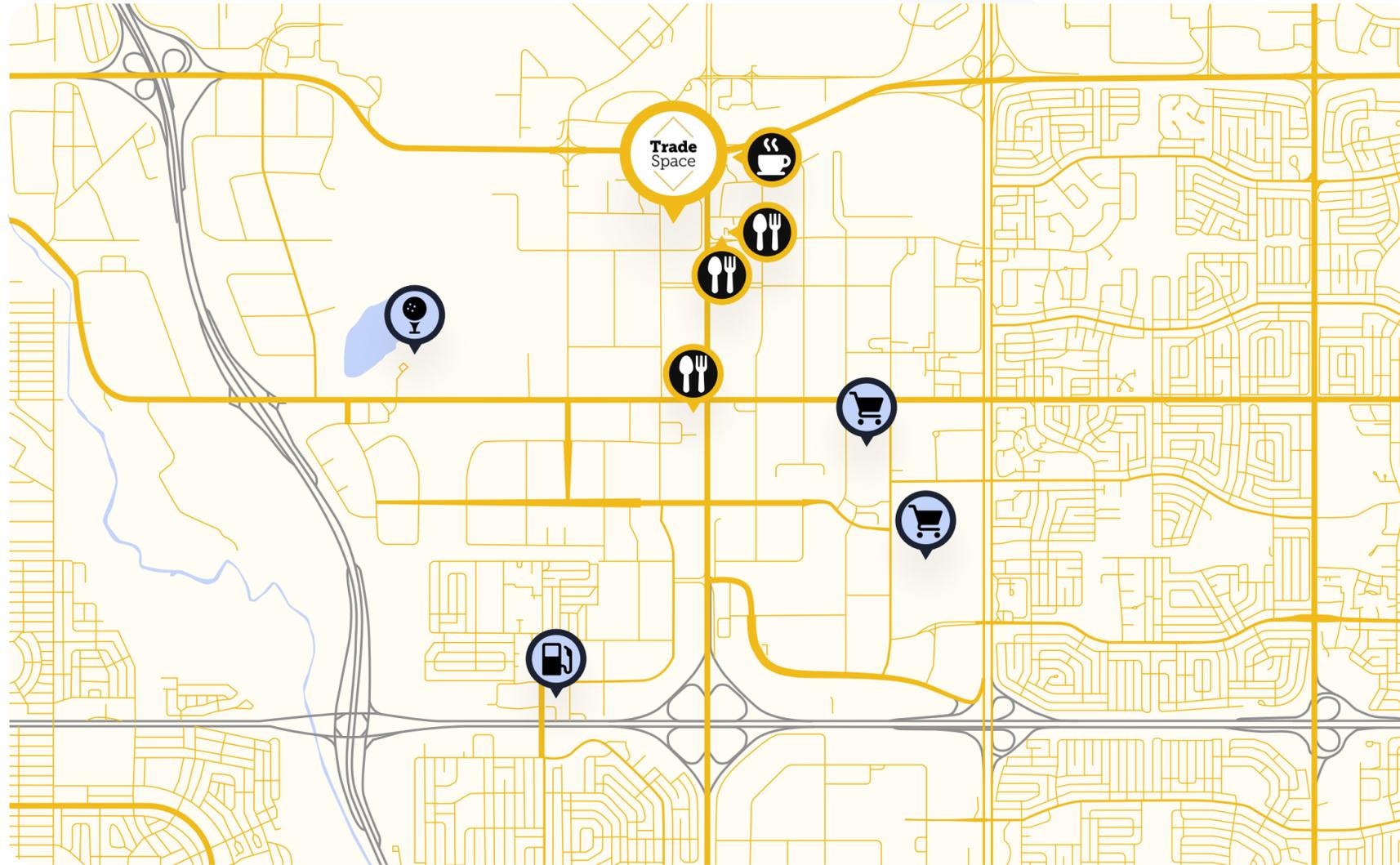
Access to  
barlow trail

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# Location Overview.

4121 23B St NE



## Food & Drinks

-  Tim Hortons
-  A&W
-  Joey's Barlow
-  Cactus Club

## Entertainment & Shopping

-  Sunridge Mall
-  Costco
-  McCall Lake Golf Course
-  Shell Gas Station

# Featured Spaces for February 2026

4121 23B St NE

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## Fulfillment Service

Move-in Date: Immediately  
Pricing available upon request



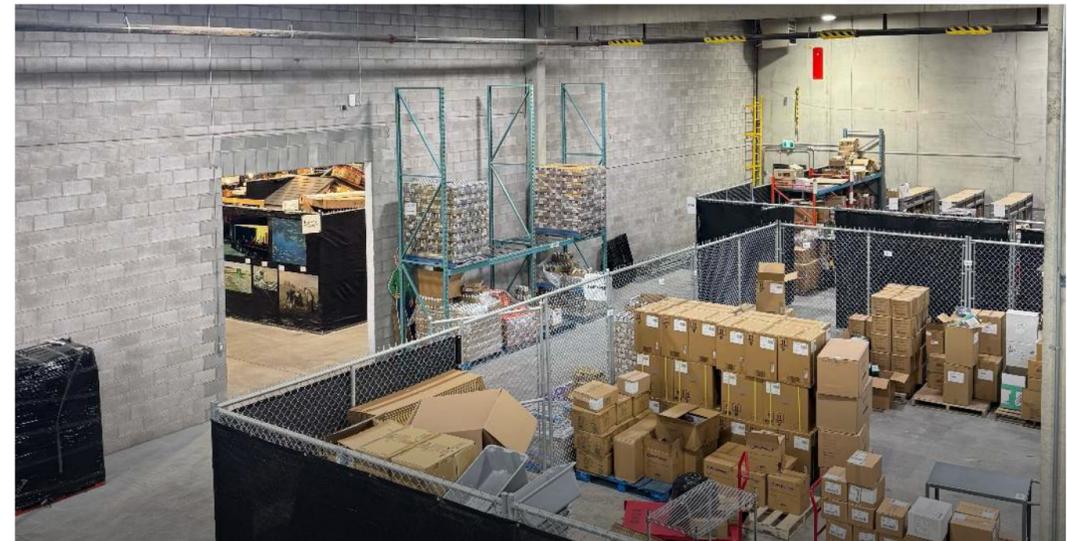
## Pallet Storage

Move-in Date: Immediately  
Pricing available upon request



## 375 sqft Enclosed Space (with sink inside)

Move-in Date: Immediately  
Pricing available upon request



## 400 sqft Warehouse Space

Move-in Date: March 1, 2026  
Pricing available upon request

# 2360 Portland St SE.

70,100 sq ft

Spaces from 100 sqft  
to 2,400 sq ft available

5,200 sq ft of office/  
common space

6 dock doors

Dock and grade  
level loading

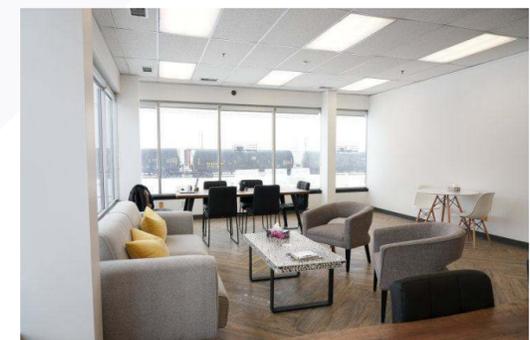
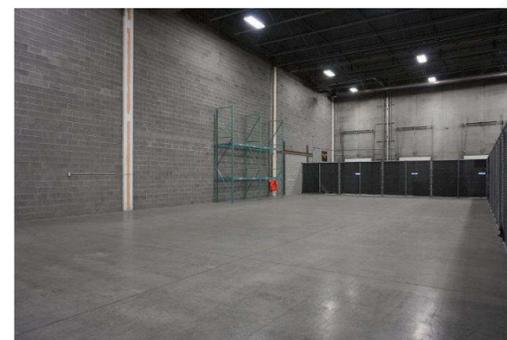
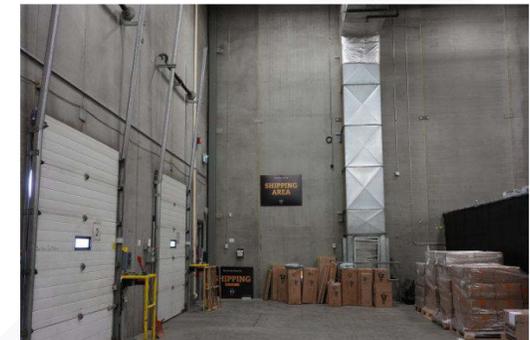
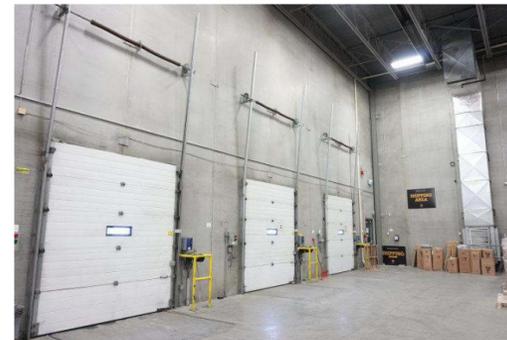
28' high  
clearance ceilings

Makeup air  
handling units

ESFR sprinkler system

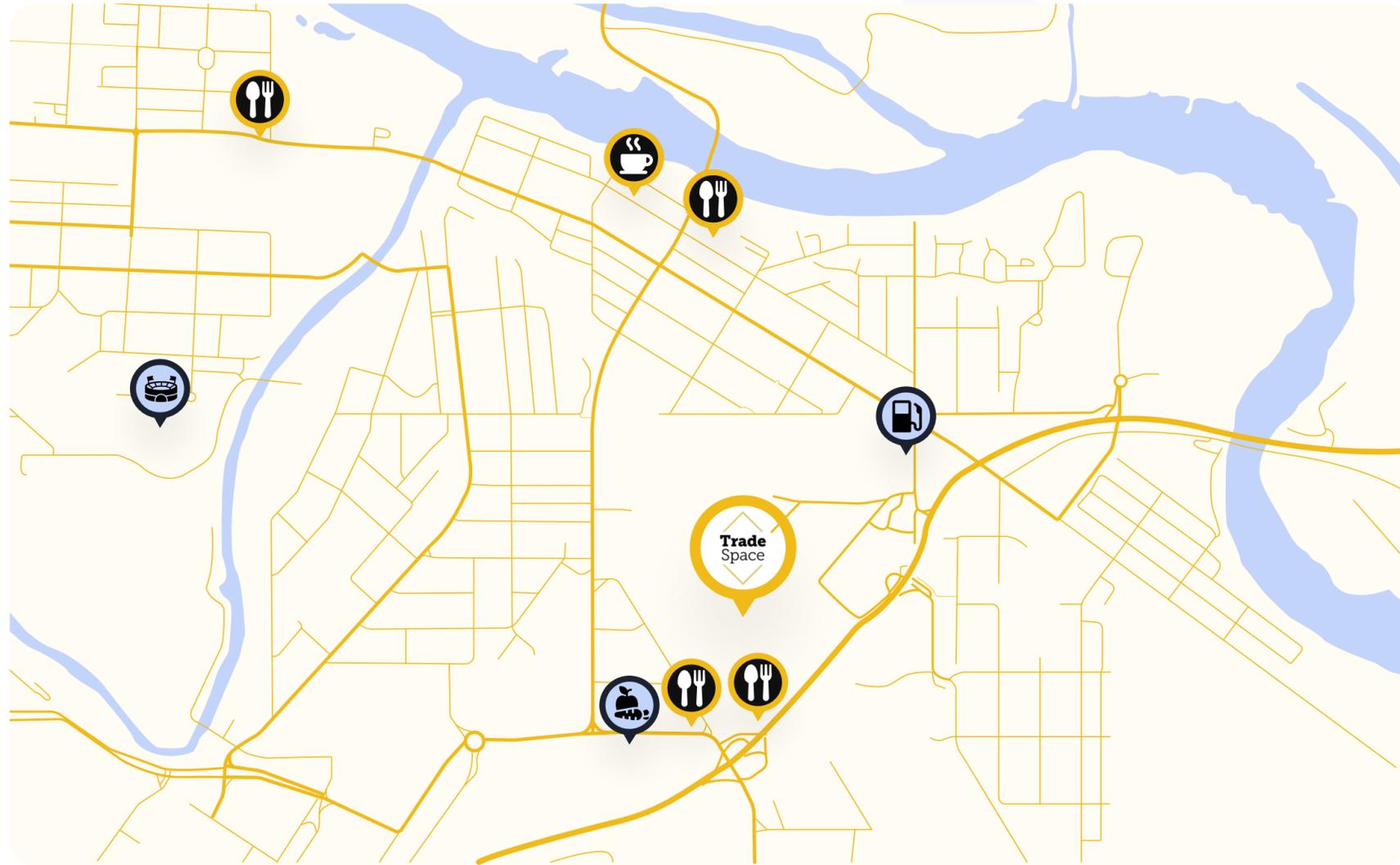
3 phase power

Forklift on site



# Location Overview.

2360 Portland St SE



## Food & Drinks

-  Monki Breakfast Club
-  Inglewood Drive In
-  Analog Coffee
-  Rocky's Burgers
-  Eighty-Eight Brewing Co.

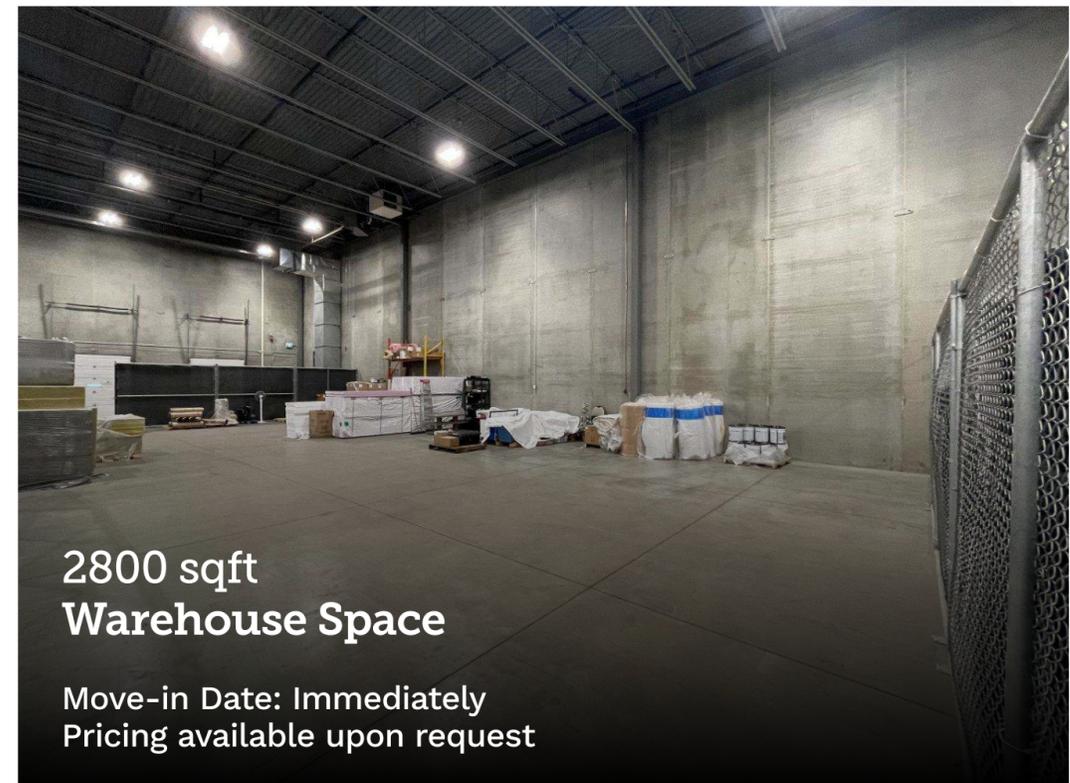
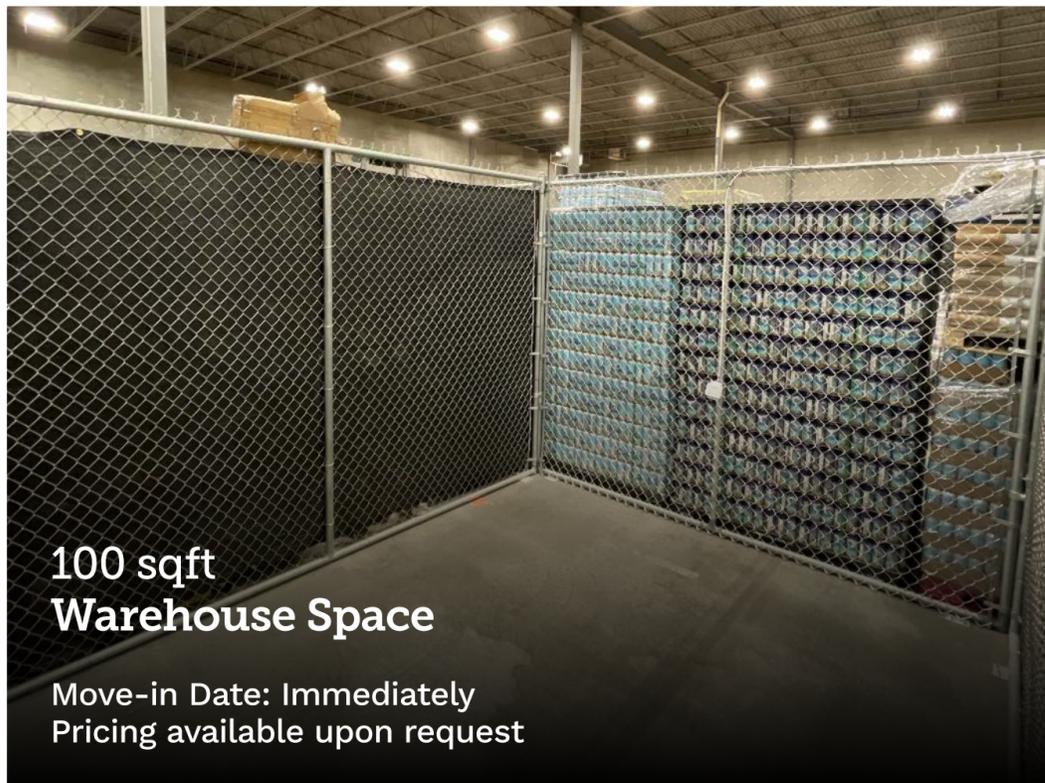
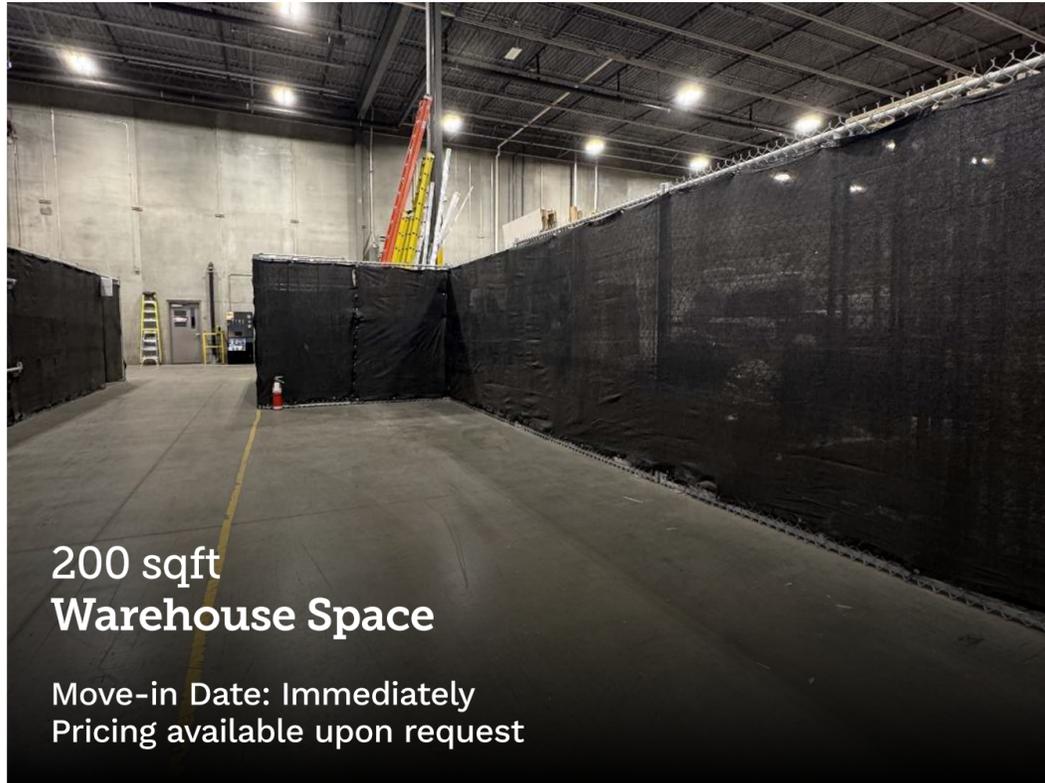
## Entertainment & Shopping

-  Petro Canada
-  Saddledome
-  Crossroads Market

# Featured Spaces for February 2026

2360 Portland St SE

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# Commission structure.

Agreement Type

**NEW BUSINESS**

Term

Commission\*

Month to month

**5%** of the 1st month's rent

1 year

**10%** of the 1st month's rent

\*Commission rate is based on the initial agreement

**All payments made upfront after receiving  
the deposit and first month's rent**

Reach out to [sales@gotradespace.com](mailto:sales@gotradespace.com)  
for more information.

We look forward to working with you!

