

FOR SUBLEASE



7307 - 40th Street SE, Calgary, AB

15,263 to 32,200 sq. ft. with up to 0.80 Acres of Optional Yard



**Dock & Drive-in
Loading**



**Tire Storage & automotive
uses acceptable**



**Heavy Power
Capabilities**

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:

Foothills

AVAILABLE AREA:

Option A: 15,263 sq. ft.

Option B: 16,937 sq. ft.

Option A & B: 32,200 sq. ft.

NET SUBLEASE RATE:

~~\$10.00 per sq. ft. per annum~~

\$8.50 per sq. ft. per annum

AVAILABLE:

June 1st, 2026

SUBLEASE TERM:

March 30th, 2030

OPERATING COSTS:

\$5.62 per sq. ft. per annum (estimated for 2026)

HEATING/HVAC:

Gas fired overhead unit heaters and radiant heaters

CEILING HEIGHT:

15', 19'4", and 25'

LOADING:

3 - 10' x 10' dock doors (manual)

6 - 8' x 10' dock doors (manual with levelers)

1 - 20' x 12' platform loading door

1 - 20' x 16' drive-in door (automatic)

POWER:

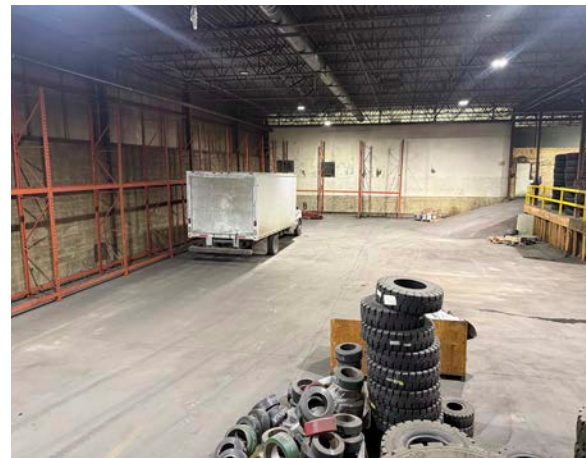
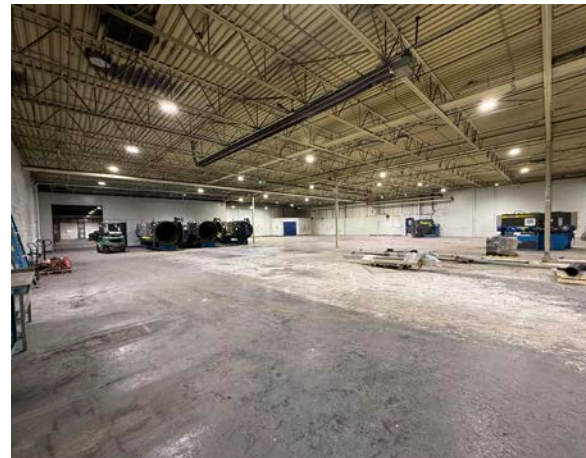
800 amp, 347/600 volts, 3 phase (TBV)

LIGHTING:

LED

OPTIONAL YARD AREA:

35,000 sq. ft. (0.80 acres)

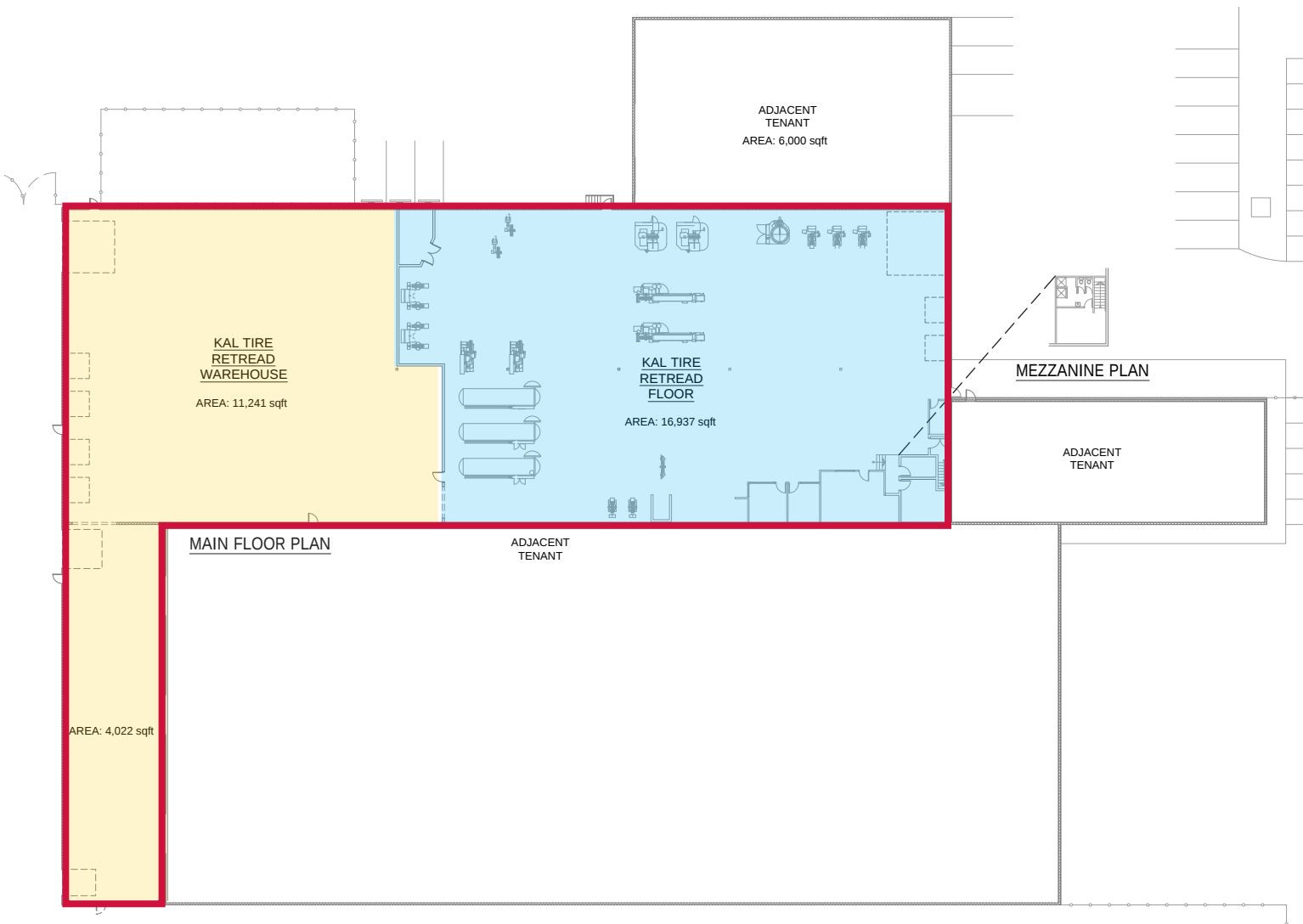


COMMENTS:

- » Former retread and tire storage facility
- » Dock and drive-in loading
- » Potential yard area (subject to sublandlord approval)
- » Sprinklered warehouse
- » Make-up air unit (CFM TBV)
- » Built-out office with meeting rooms, changing rooms and washrooms



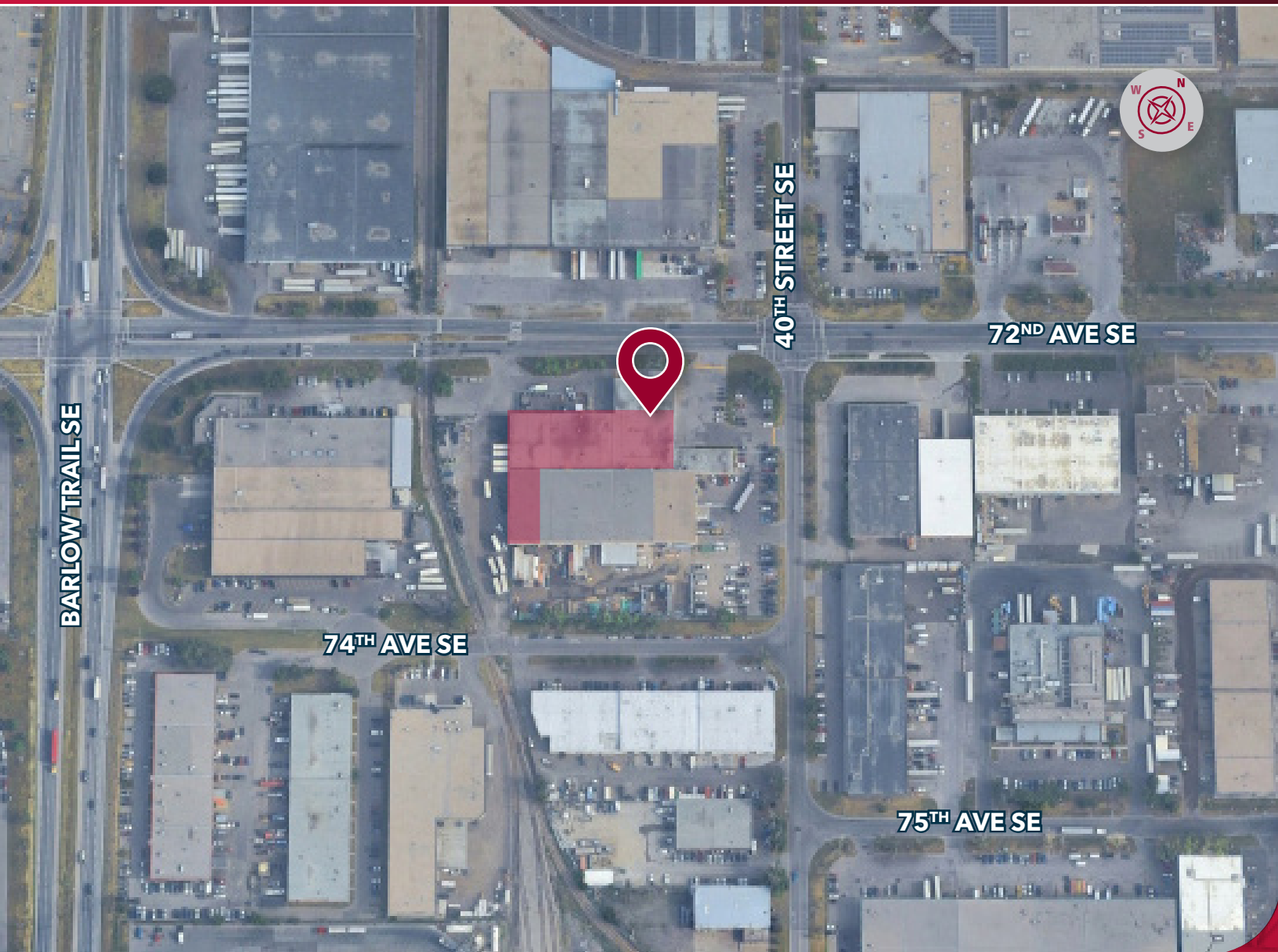
MAIN FLOOR PLAN



- OPTION A (15,263 sq. ft.)
- OPTION B (16,937 sq. ft.)
- OPTION A & B (32,200 sq. ft.)



LOCATION



CONTACT US



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES