

OPUS

8,189 SF

Of Premium Real-estate

GLENMOREJUNCTION.CA

leasing@opuscorp.ca 403 209 5555

For Lease

8489 40th Street SE



**GLENMORE
JUNCTION**

SITE PLAN



8489 40th Street SE

UNIT	TOTAL SF	MAIN FLOOR SF	MEZZANINE	LOADING	LEASE RATE	AVAILABLE
140	8,189 SF	6,960 SF	1,229 SF	1 DK, 1 DI	\$14.00	JAN 1ST, 2027
150	8,189 SF	6,960 SF	1,229 SF	1 DK, 1 DI	\$14.00	APRIL 1ST, 2027



JDD
ELECTRICAL SUPPLY

 **GLENMORE
JUNCTION**

UNIT 140

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OPUS

PROPERTY HIGHLIGHTS

Direct exposure to Glenmore Trail

Over 70,000 vehicles driving by daily

Suitable for a wide range of industrial users

Various unit sizes available

Premium build quality

53' Trailer access

8489 40th Street SE



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BUILDING INFO

8489 40th Street SE

District	South Foothills
Zoning	I-G Industrial General
Available Space	2 double bays - Total 16,378 SF
Loading Area	Dock and 1 (12' x 14') Drive-in loading
Clear Hight	24' Clear
Building	120' 8"
Column Width	30' x 50'
Floor Slab	6' concrete slab within 27.5 mPa
Power	200 amps, 120/208 volt, 3 phase 4 wire per unit
Lighting	T5HO with motion sensor
Sprinklered	ESFR
Mechanical	Radiant & forced air unit heaters
Fiber Optic	Yes (Telus)
Parking	82 total stalls
Lease Rate	Market

Additional Rent (2026): \$7.04 PSF



"QUALITY, FLEXIBILITY, AND ACCESSIBILITY
ARE THE MINIMUM STANDARD FOR US."

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CONTACT US
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