

Available For Lease



INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

**Barlow Centre - 4888 72 Avenue SE**

Calgary, Alberta



## PROPERTY HIGHLIGHTS

This property is directly located on 72nd Avenue SE providing easy access to Barlow, Glenmore, and Stoney Trail. Excellent option for a distribution user. Includes rail access.

Operating costs INCLUDE UTILITIES.

This building is ESFR ready.

**Site Tour Information** Site tours by appointment only

Andrew Rudzitis | Leasing Manager  
587.572.3175 | andrew@yorkrealty.ca

1206 20 Avenue SE  
Calgary, AB T2G 1M8

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### DETAILS

Size	110,307 SF (2,669 SF Office)
Loading	11 Dock Doors
Clear Height	28'
Rail Access	Yes

### LEASE INFORMATION

Operating Costs	\$3.56 PSF (est 2021) Utilities Included
Lease Rate	Market
Available	Immediately



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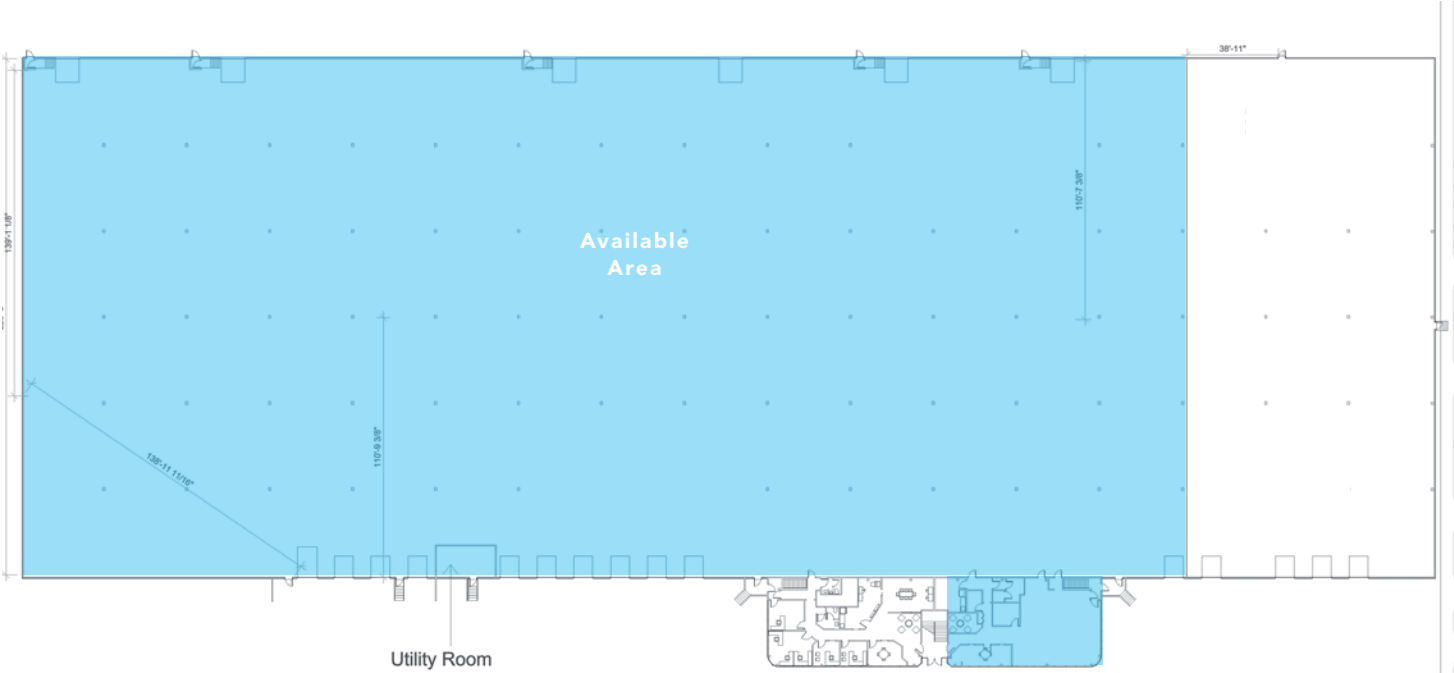
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**FLOOR PLAN**



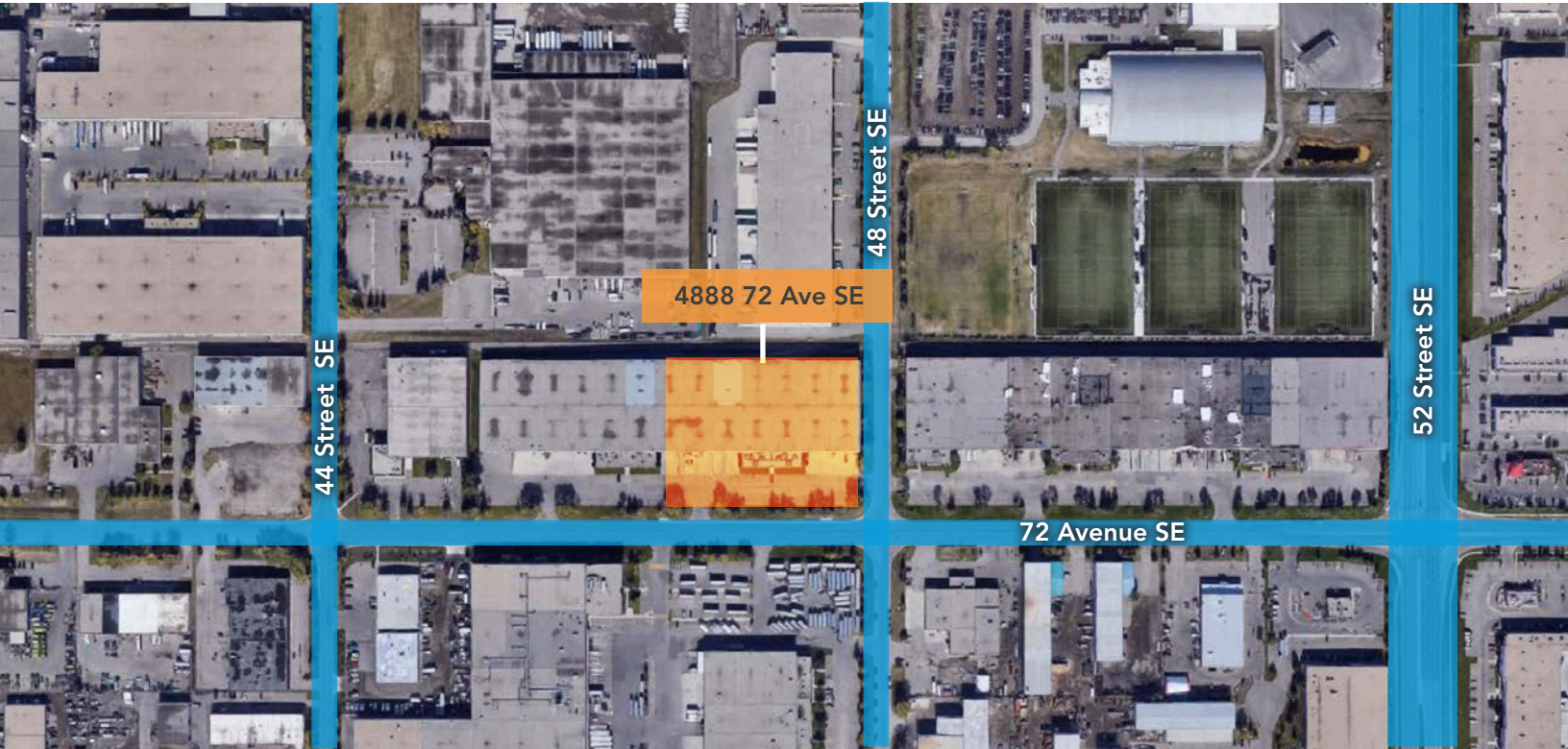
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