



PROPERTY HIGHLIGHTS

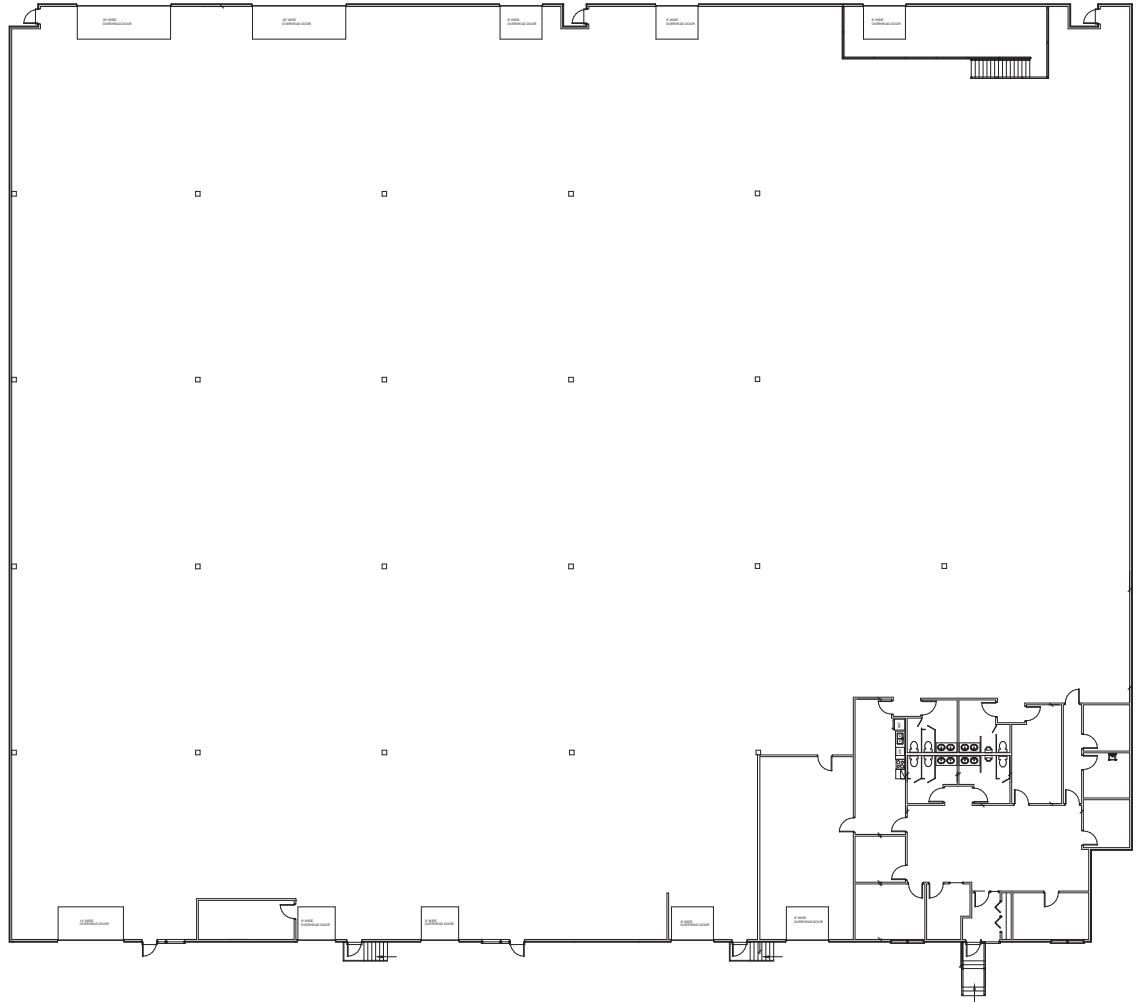
- 47,940 SF Available
- Proximity to major arterial roadways like Barlow Trail & QEll.
- Active Rail Spur

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place
Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

FLOOR PLAN

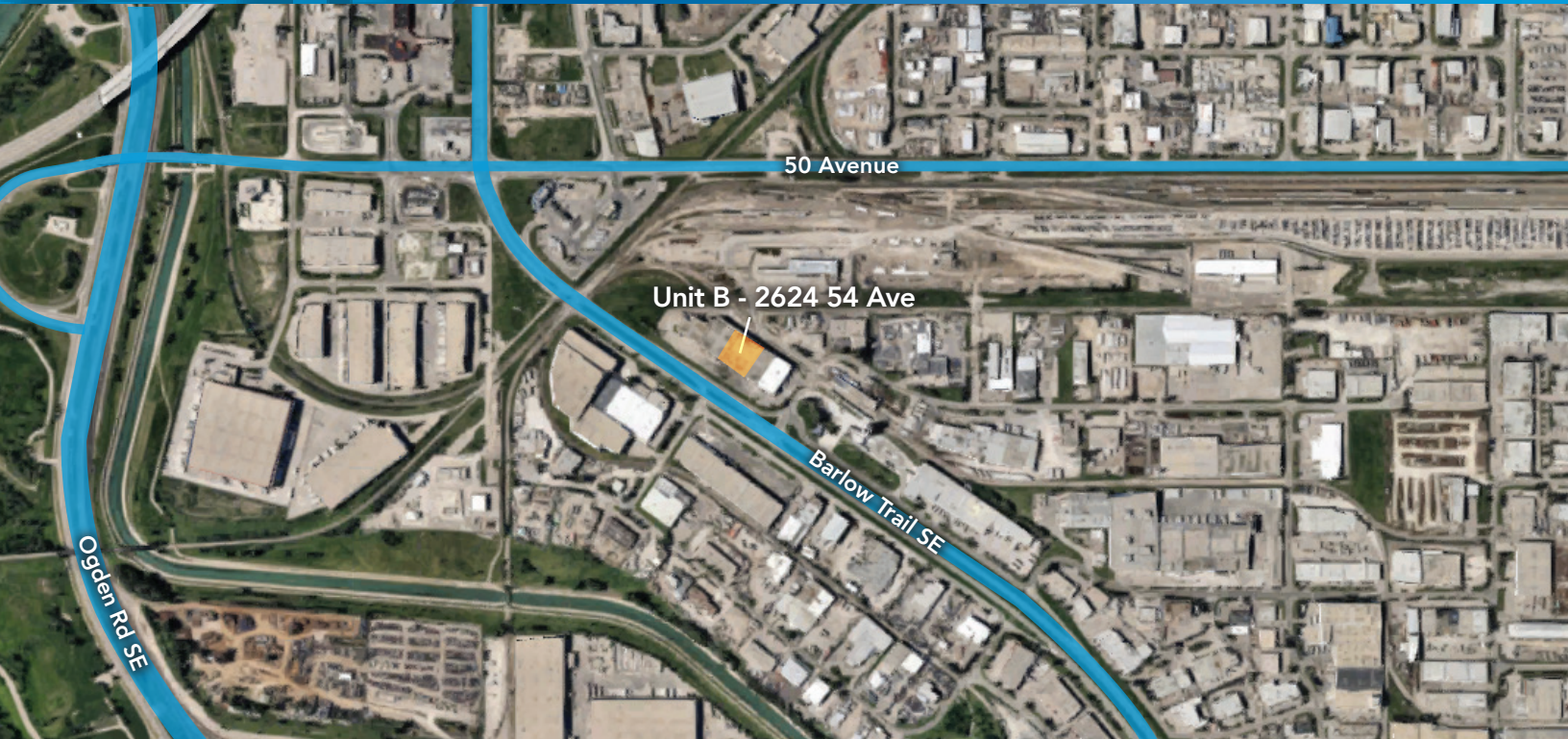


DETAILS	
ADDRESS	2624 54 Avenue SE, Unit B, Calgary
ZONING	I-G (Industrial General)
SIZE	47,940 SF
LOADING	Seven (7) dock loading Three (3) grade loading

DETAILS	
YEAR BUILT	1975
CLEAR HEIGHT	23'
POWER	TBC
LIGHTING	To be upgraded to LED

LEASING INFORMATION	
BASE RENT	Market
OP COSTS	\$3.73 PSF (2023 est)
AVAILABILITY	June 1, 2024

Barlow - Unit B - 2624 54 Avenue
Calgary, Alberta



Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6