

# AFFORDABLE & MOVE-IN READY!

\$7.50 BASIC RENT + \$3.74 ADDITIONAL  
RENT AS-IS, WHERE-IS

**CALL ANDREW TODAY!**

BARLOW - UNIT B

ACTIVE CN +  
CP RAIL SPUR

**FOR LEASE**

**40** YEARS REALTY **YORK**

# LOCATION

2624 54 Ave SE  
Calgary, Alberta



TOWNSHIP RD 262

HWY  
2

50 AVENUE

BARLOW TRAIL

## ACCESS

Easy access off of Barlow Trail, and Deerfoot Trail.

## LEASE RATE

\$7.50 PSF

## OP COSTS

\$3.87 PSF

PER ANNUM (2025 estimate)

# BUILDING



## ADDRESS

2624 54 Ave SE  
Unit B, Calgary  
AB



## AVAILABLE

47,940 SF



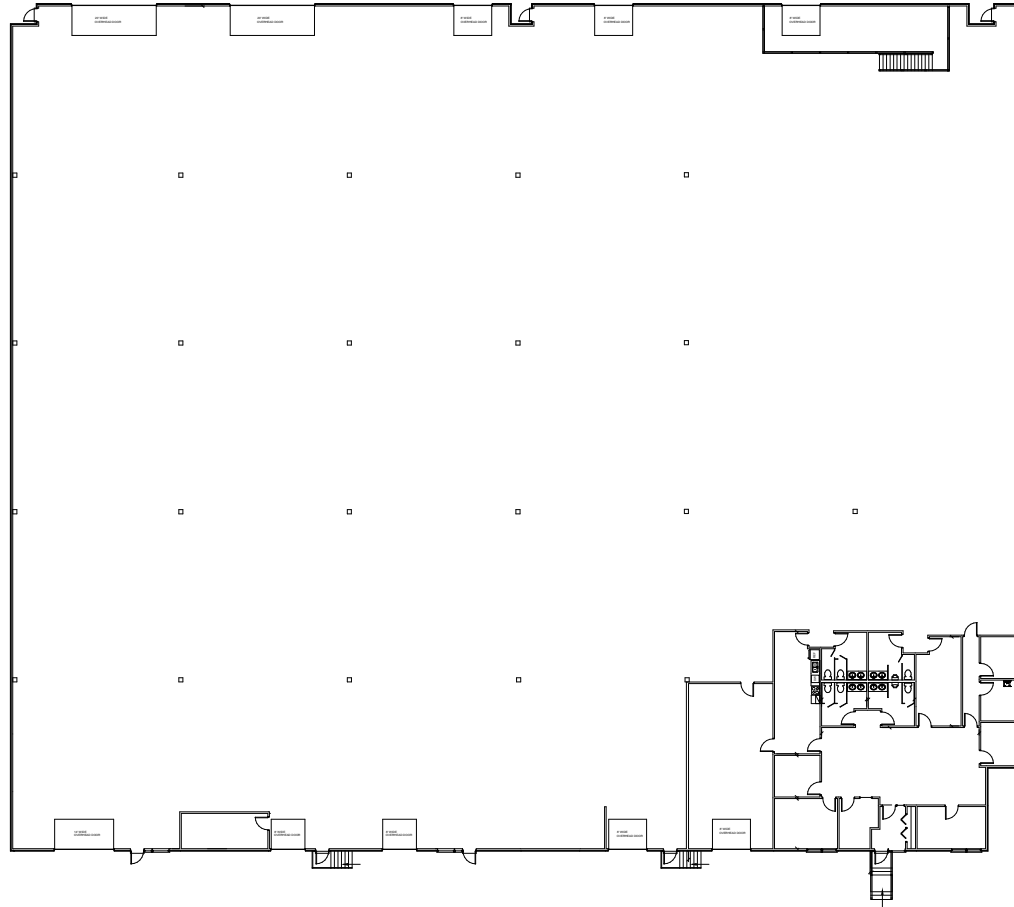
## ZONING

I-G  
Industrial General



## YEAR BUILT

1975



## LIGHTING

LED



## POWER

TBC



## CLEAR HEIGHT

23'



## LOADING

7 Dock Doors  
3 Grade Doors





**FOR MORE  
INFORMATION  
CONTACT**

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