

AFFORDABLE & MOVE-IN READY!

\$7.50 BASIC RENT + \$3.87 ADDITIONAL
RENT AS-IS, WHERE-IS

CALL ANDREW TODAY!

BARLOW - UNIT B

ACTIVE CN +
CP RAIL SPUR

FOR LEASE

40 YEARS REALTY

LOCATION

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

54 Ave SE
Unit B, Calgary AB



AVAILABLE

47,940 SF



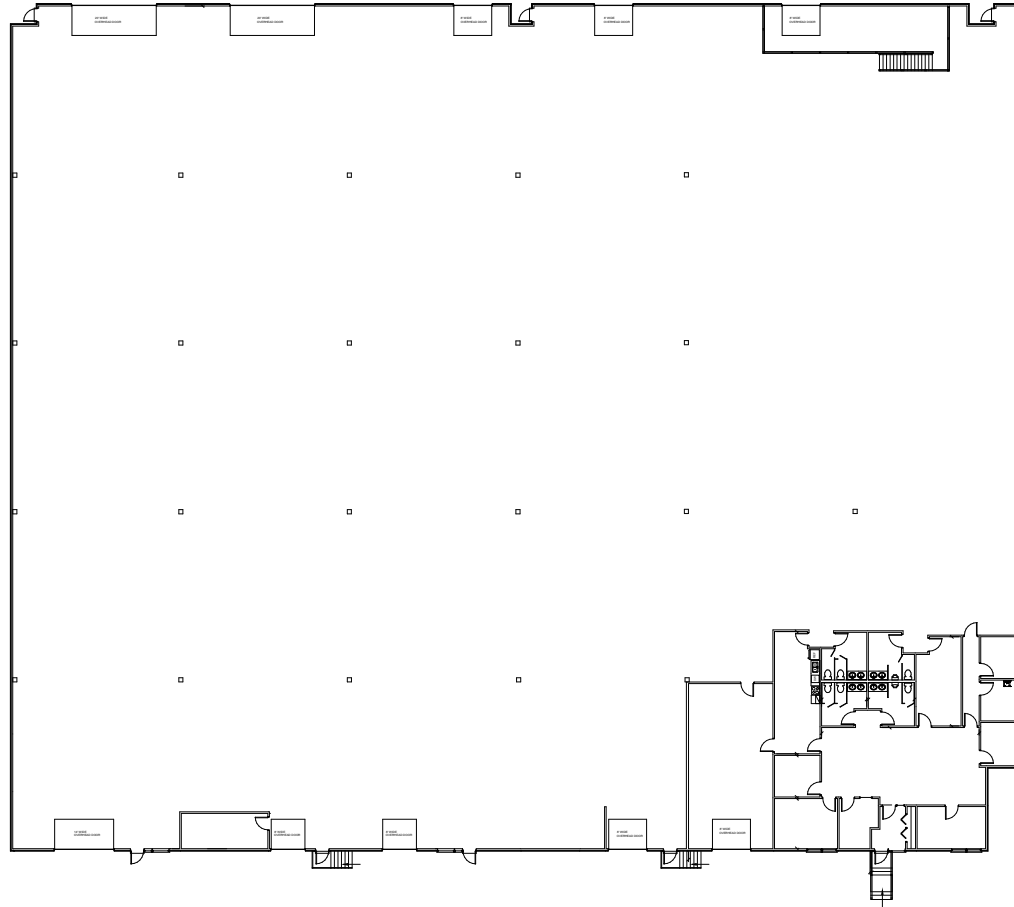
ZONING

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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