

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 close to Highway 2.

LEASE RATE

\$7.50 PSF

OP COSTS

\$03.87 PSF*

(2025 estimate)

BUILDING



ADDRESS

2624 54 Ave SE
Unit B, Calgary
AB



AVAILABLE

47,940 SF



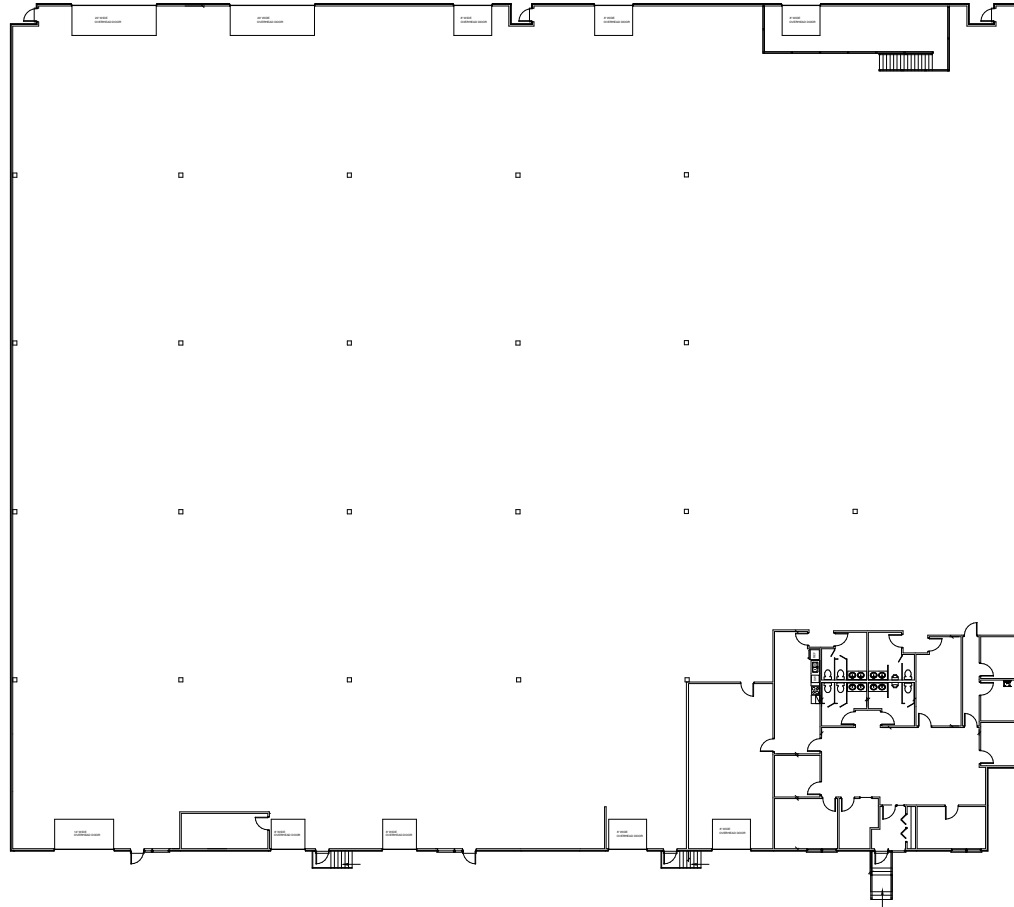
ZONING

I-G
Industrial General



YEAR BUILT

1975



LIGHTING

LED



POWER

TBC



CLEAR HEIGHT

23'



LOADING

7 Dock Doors
3 Grade Doors



The logo features the number '40' in a large, bold, sans-serif font. The '0' is stylized with a vertical line through its center. To the right of the '40' is the word 'YORK' in a large, bold, sans-serif font. Below '40 YORK' is the word 'YEARS' in a smaller, spaced-out, sans-serif font, followed by 'REALTY' in the same font style.

40 YORK
YEARS REALTY

**FOR MORE
INFORMATION
CONTACT**

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