

Available  
47,940 SF

Available  
JUNE 1<sup>ST</sup>

ACTIVE CN + CP RAIL SPUR

BARLOW - UNIT B

FOR LEASE





# LOCATION

2624 54 Ave SE  
Calgary, Alberta

## AIRPORT

Only a 24 Minute Drive  
(22.3 km) from the Calgary  
International Airport

## PROXIMITY

Located amongst a variety of  
industrial advantages. Directly  
located on a active CN + CP  
Rail Spur, and only a 18 minute  
drive (10.7 km) drive from  
downtown Calgary.

## ACCESS

Location is easily accessible  
from the #2 Highway, and  
proximity to major arterial  
roadways like Barlow Trail  
& the QEII.



**MORE  
NEARBY?**

Located close by to local  
Costco and Ikea Centres

TOWNSHIP RD 262

HWY  
2

50 AVENUE

BARLOW TRAIL



**LEASE  
RATE**

Market

**OP  
COSTS**

\$3.74 PSF

# BUILDING



## ADDRESS

2624 54 Ave SE  
Unit B, Calgary AB



## AVAILABLE

47,940 SF



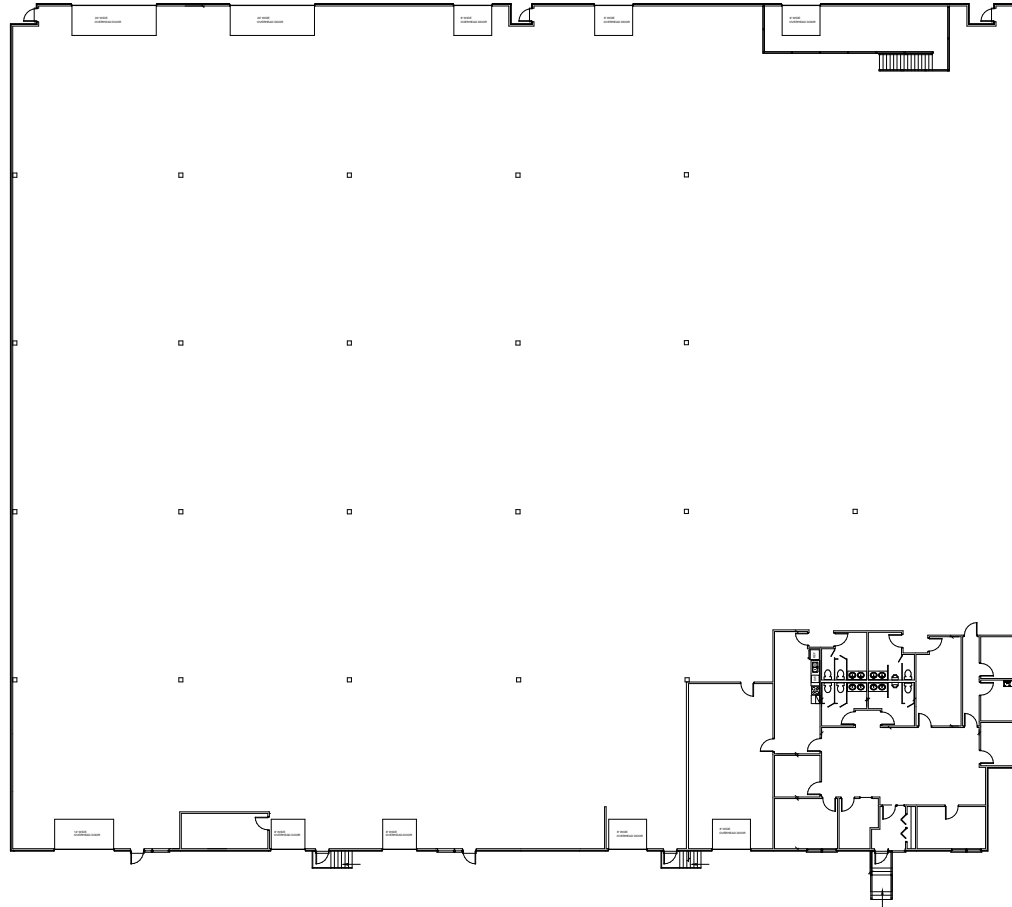
## ZONING

I-G  
Industrial General



## YEAR BUILT

1975



## LIGHTING

LED



## POWER

TBC



## CLEAR HEIGHT

23'



## LOADING

7 Dock Doors  
3 Grade Doors







FOR MORE  
INFORMATION  
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