

# 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





# 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**  
\$3.74 PSF

# BUILDING



## ADDRESS

2624 54 Ave SE  
Unit B, Calgary AB



## AVAILABLE

47,940 SF



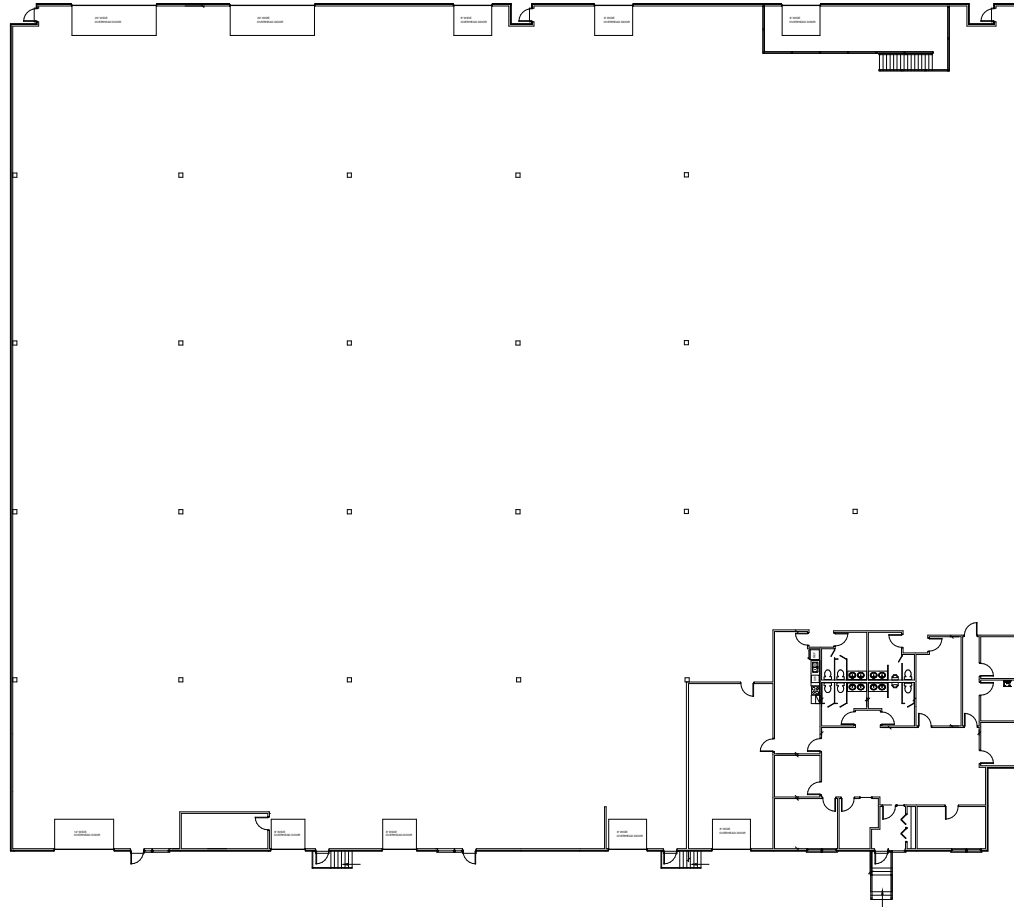
## ZONING

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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