

Available
204,525 SF

Pre-Leasing
Available
NOW

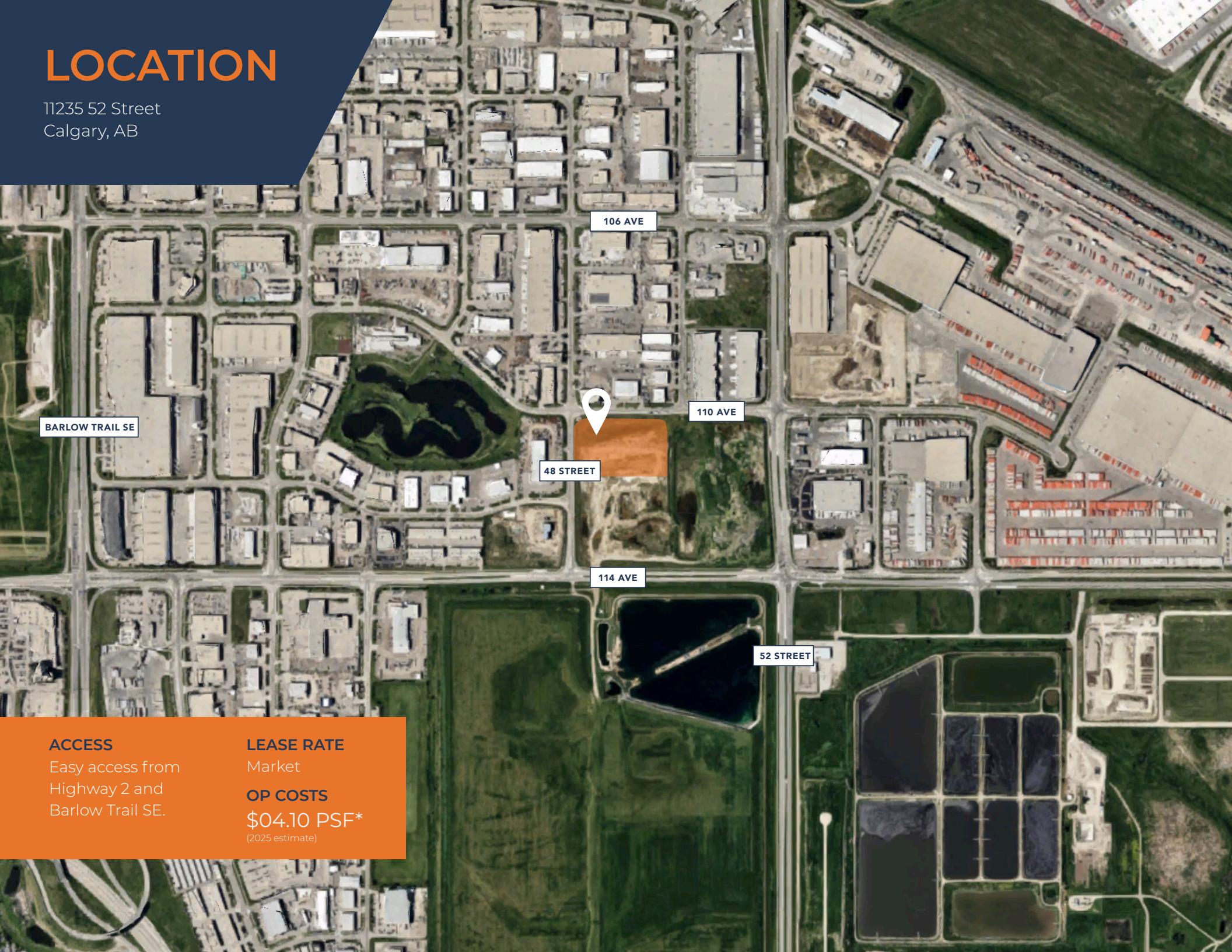


40 **YORK**
YEARS REALTY

FOR LEASE

LOCATION

11235 52 Street
Calgary, AB



BARLOW TRAIL SE

106 AVE

110 AVE

48 STREET

114 AVE

52 STREET

ACCESS

Easy access from
Highway 2 and
Barlow Trail SE.

LEASE RATE

Market

OP COSTS

\$04.10 PSF*

(2025 estimate)

BUILDING



ADDRESS

11235 52 Street
Calgary, AB



AVAILABLE

204,525 SF



ZONING

I-G
Industrial General



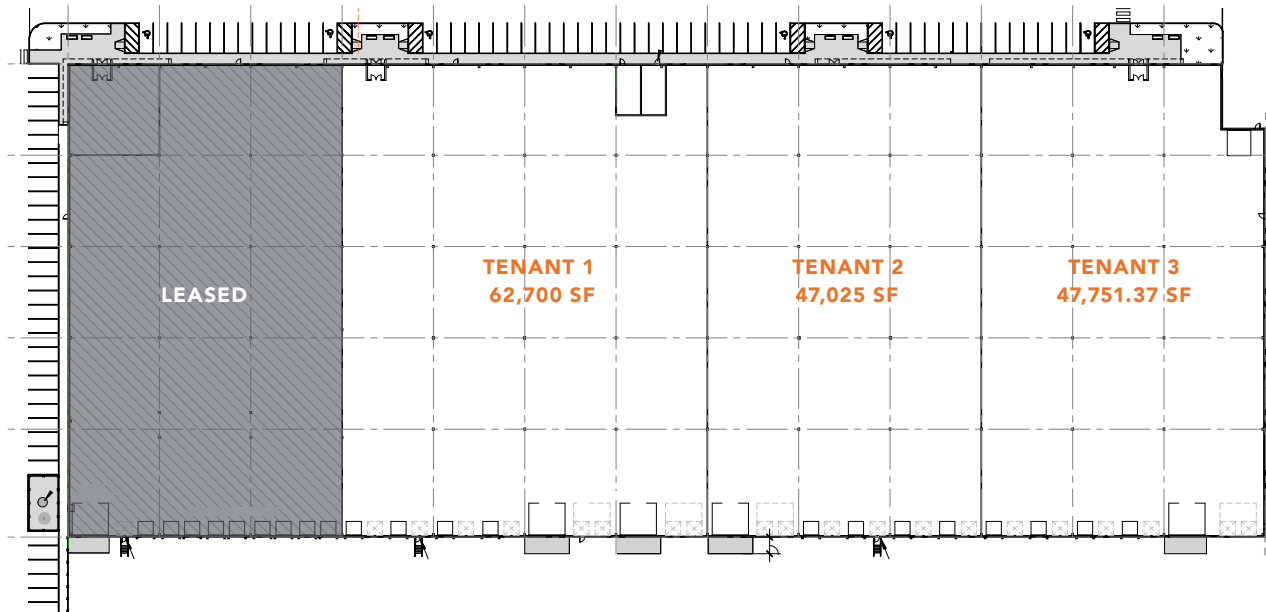
COLUMN GRID

55'x55'



PARKING

225 Parking Stalls



LIGHTING

LED



POWER

Available
Upon Request



FIRE SUPPRESS

ESFR



SUMP & TRENCH

Available
Upon Request



LOADING

Up to 24 Dock Doors
Up to 9 Grade Doors



The logo for 40 Years Realty features the number '40' in a large, bold, sans-serif font. The '0' is stylized with a white outline and a dark interior, containing a white graphic of a stylized building or tower. To the right of the '40' is the word 'YEARS' in a smaller, spaced-out, sans-serif font. To the right of 'YEARS' is the word 'REALTY' in a large, bold, sans-serif font, with wide letter spacing.

40 YEARS REALTY

**FOR MORE
INFORMATION
CONTACT**

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