

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.

# BUILDING



## ADDRESS

11235 52 Street  
Calgary, AB



## AVAILABLE

204,525 SF



## ZONING

I-G  
Industrial General



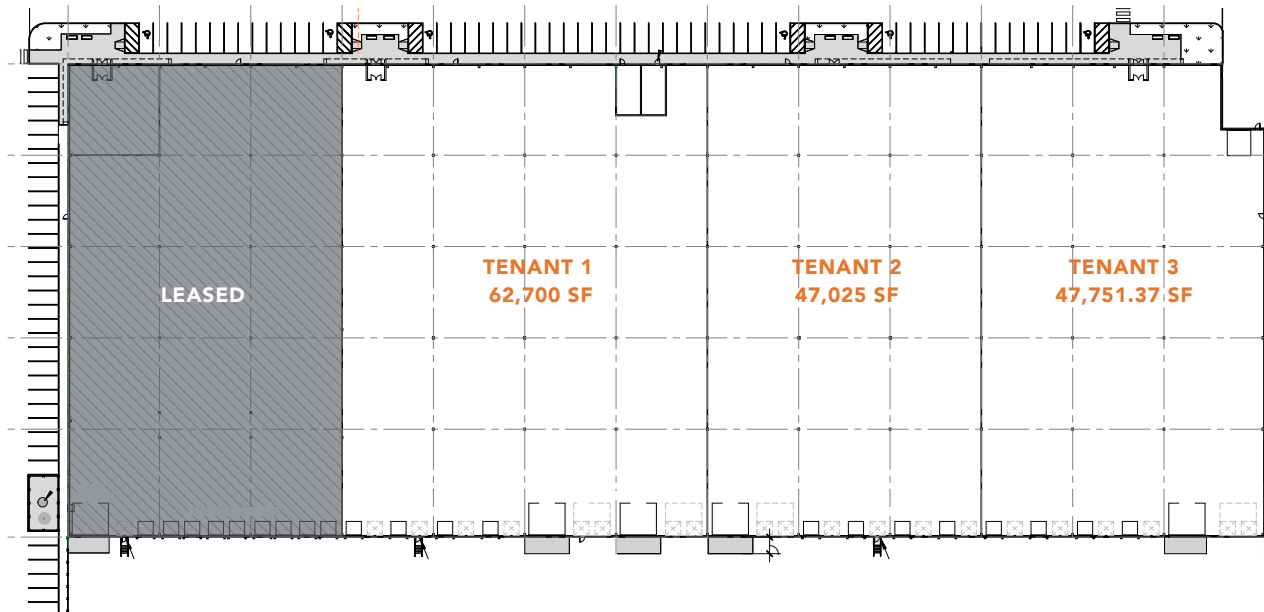
## COLUMN GRID

55'x55'



## PARKING

225 Parking Stalls



LEASE  
RATE  
Market

OP  
COSTS  
\$2.63 PSF  
(2025 estimate)



## LIGHTING

LED



## POWER

Available  
Upon Request



## FIRE SUPPRESS

ESFR



## SUMP & TRENCH

Available  
Upon Request



## LOADING

92 Dock Doors  
8 Grade Doors





**FOR MORE  
INFORMATION  
CONTACT**

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