

Available  
157,000 SF

Pre-Leasing  
Available  
NOW



**40**  **YORK**  
YEARS REALTY

**FOR LEASE**



# LOCATION

11235 52 Street  
Calgary, AB



## ACCESS

Easy access from  
Highway 2 and  
Barlow Trail SE.

## LEASE RATE

Market

## OP COSTS

**\$4.10 PSF**

(2025 estimate)



# BUILDING



## ADDRESS

11235 52 Street  
Calgary, AB



## AVAILABLE

157,000 SF



## ZONING

I-G  
Industrial General



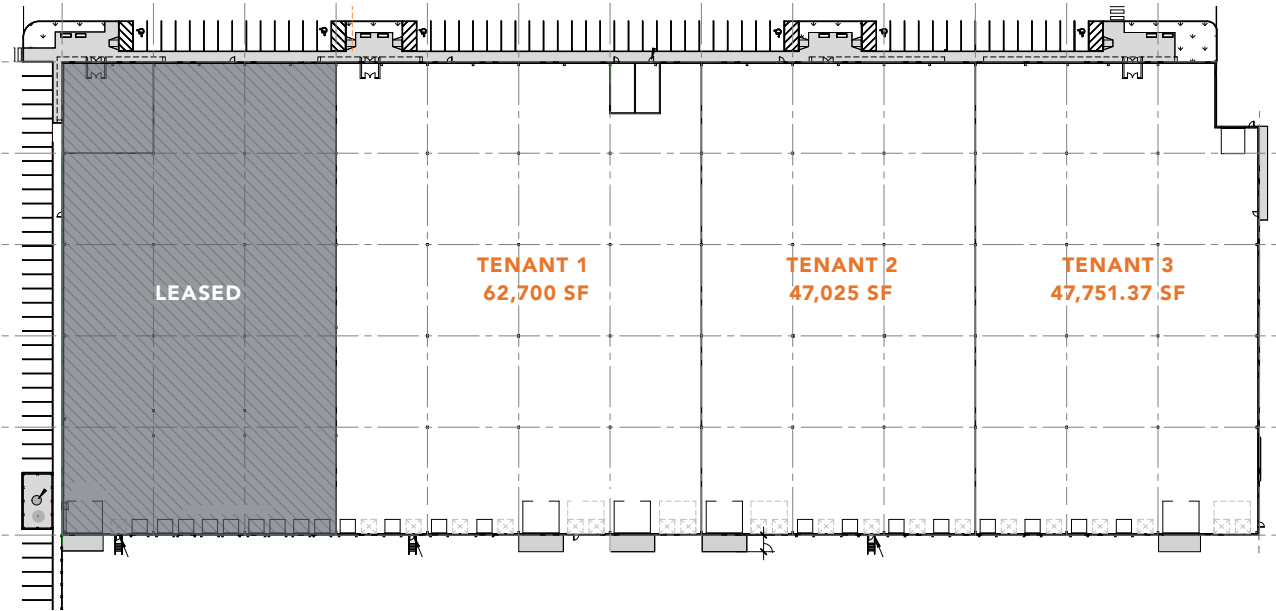
## COLUMN GRID

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





**FOR MORE  
INFORMATION  
CONTACT**

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