

Available
157,000 SF

Pre-Leasing
Available
NOW



40  **YORK**
YEARS REALTY

FOR LEASE

LOCATION

11235 52 Street SE
Calgary, AB



ACCESS

Easy access from
Highway 2 and
Barlow Trail SE.

LEASE RATE

Market

OP COSTS

\$4.10 PSF

(2025 estimate)

BUILDING



AVAILABLE
157,000 SF



LIGHTING
LED



ZONING
I-G
Industrial General



POWER
Available
Upon Request



COLUMN GRID
55'x55'



FIRE SUPPRESS
ESFR



PARKING
225 Parking Stalls



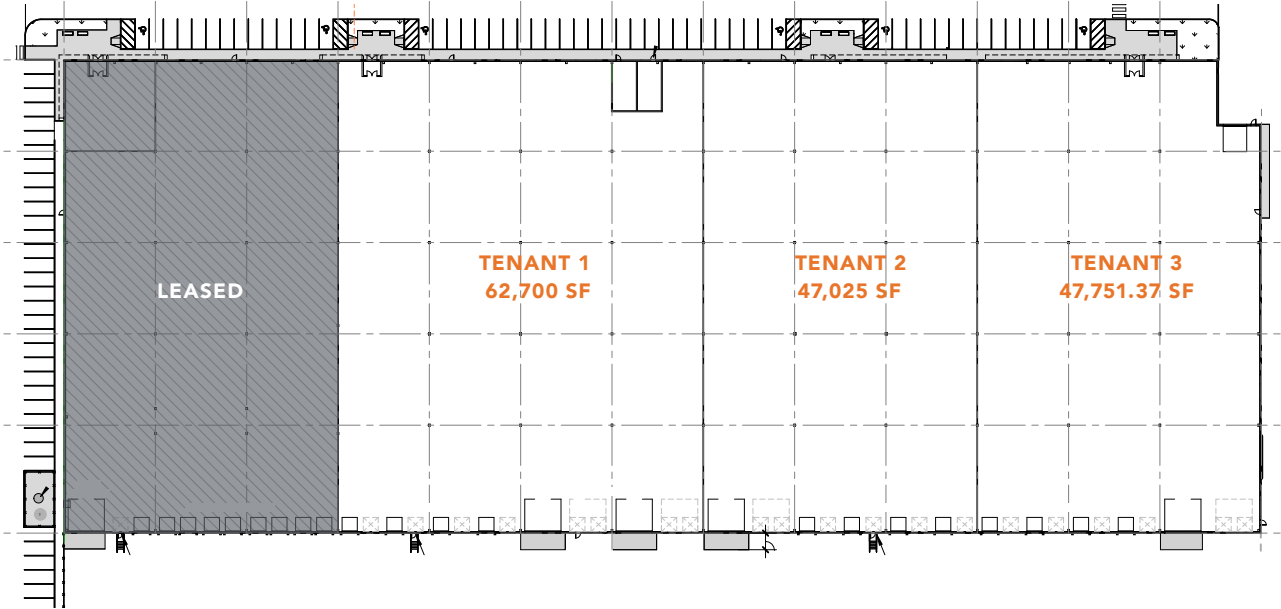
SUMP & TRENCH
Available
Upon Request



CLEAR HEIGHT
32'



LOADING
Up to 24 Dock Doors
Up to 9 Grade Doors





FOR MORE
INFORMATION
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