

AFFORDABLE & MOVE-IN READY!

\$7.50 BASIC RENT + \$3.87 ADDITIONAL
RENT AS-IS, WHERE-IS

CALL ANDREW TODAY!

BARLOW - UNIT B

ACTIVE CN +
CP RAIL SPUR

FOR LEASE

BARLOW | CALGARY



YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



LOCATION

2624 54 Ave SE
Calgary, Alberta

TOWNSHIP ROAD 262



50 AVE

CURRENT VACANCY

BARLOW TRAIL

ACCESS

Easy access off of
Barlow Trail, and
Deerfoot Trail.

LEASE RATE

\$7.50 PSF

OP COSTS

\$4.12 PSF
(2025 estimate)

BUILDING



ADDRESS

2624 54 Ave SE
Unit B, Calgary AB



LIGHTING

LED



AVAILABLE

47,940 SF



POWER

TBC



ZONING

I-G
Industrial General



CLEAR HEIGHT

23'



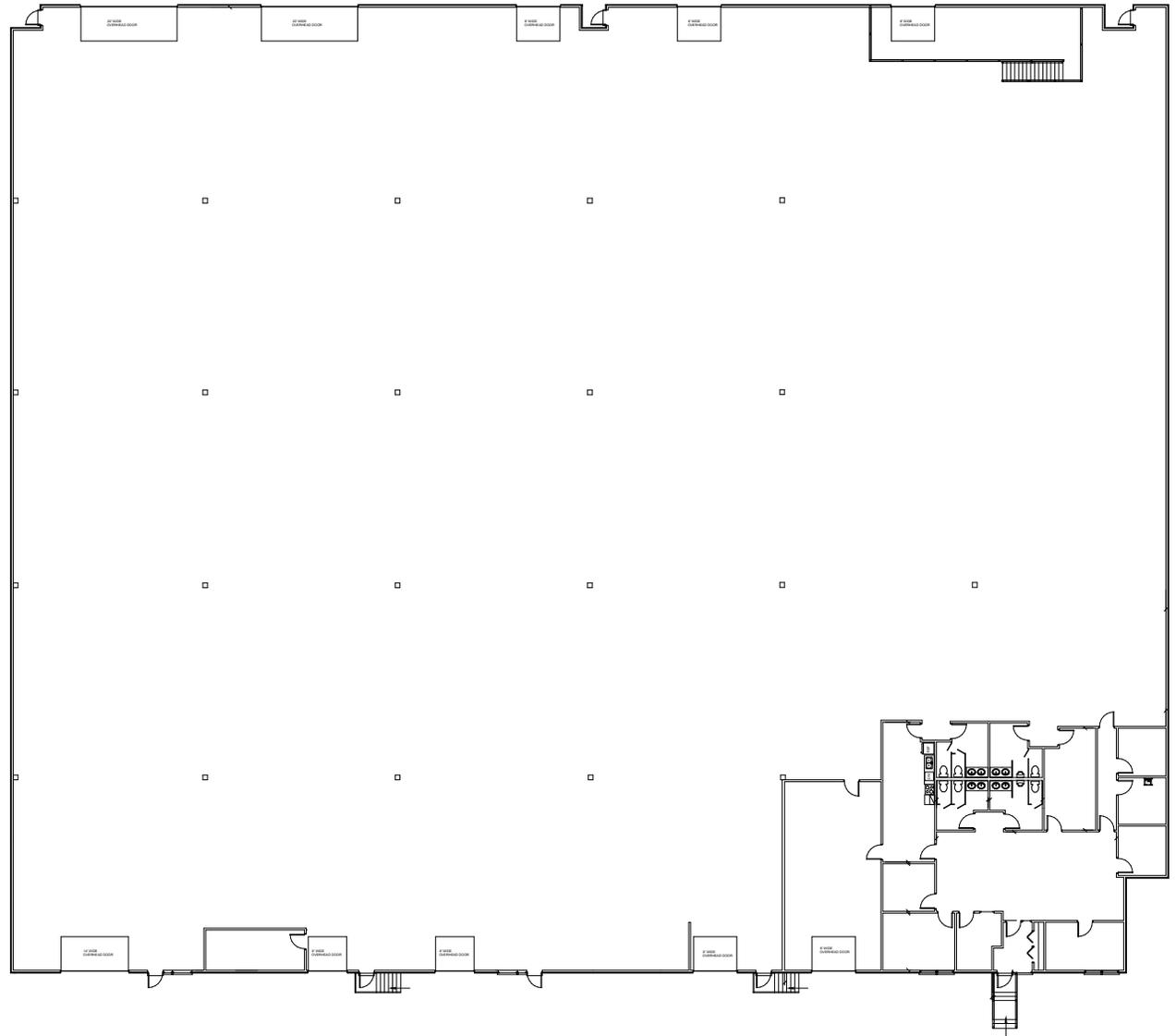
YEAR BUILT

1975



LOADING

7 Dock Doors
3 Grade Doors







**FOR MORE
INFORMATION
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