

For Lease

2624 - 54 Ave SE, Unit B
Calgary, Alberta



- 47,940 s.f. with dock and drive-in loading
- Active rail spur (5 rail doors)
- Direct exposure to Barlow Trail South
- Clean, renovated office
- Immediate access to major south-east roadways

On behalf of:

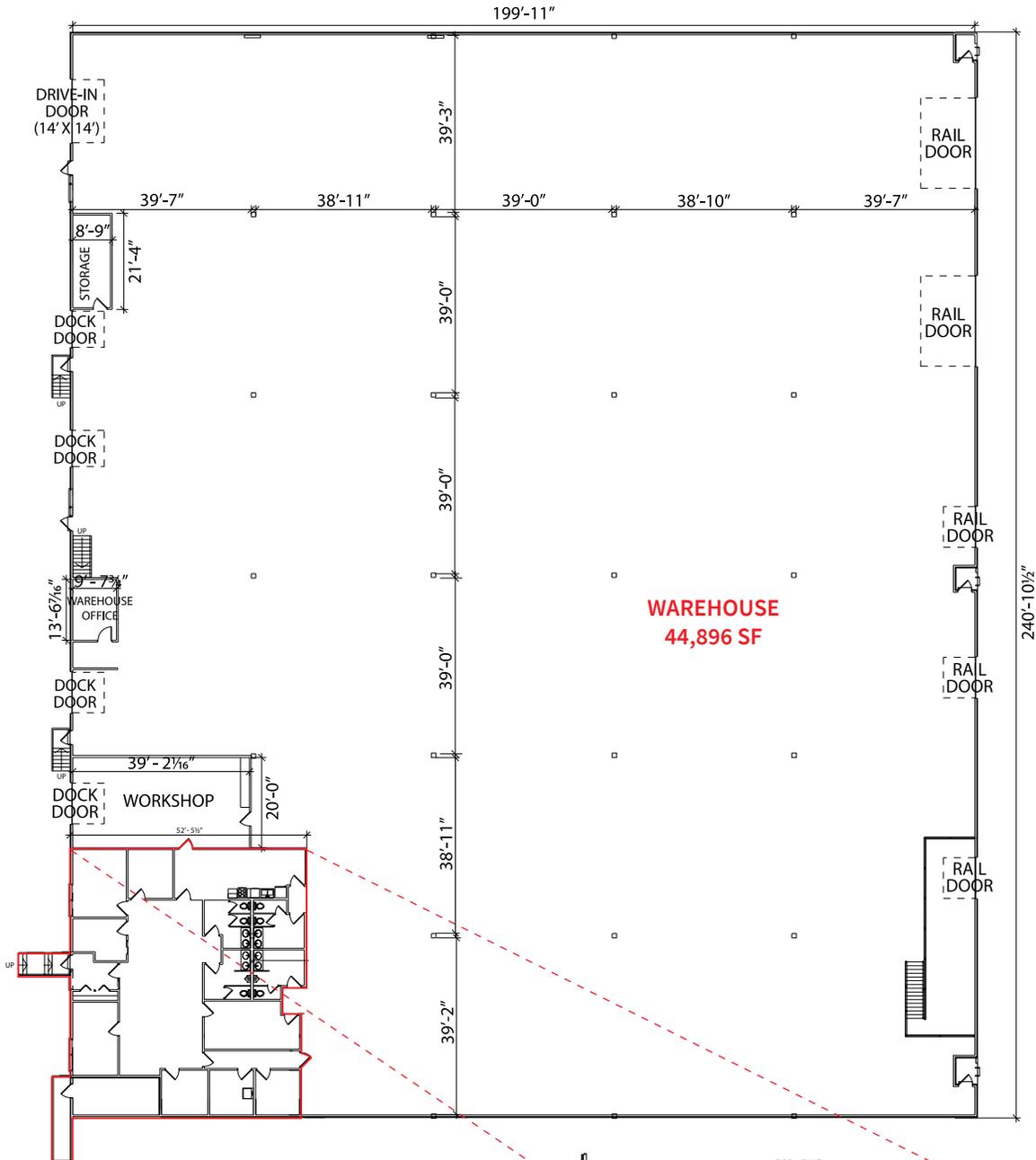




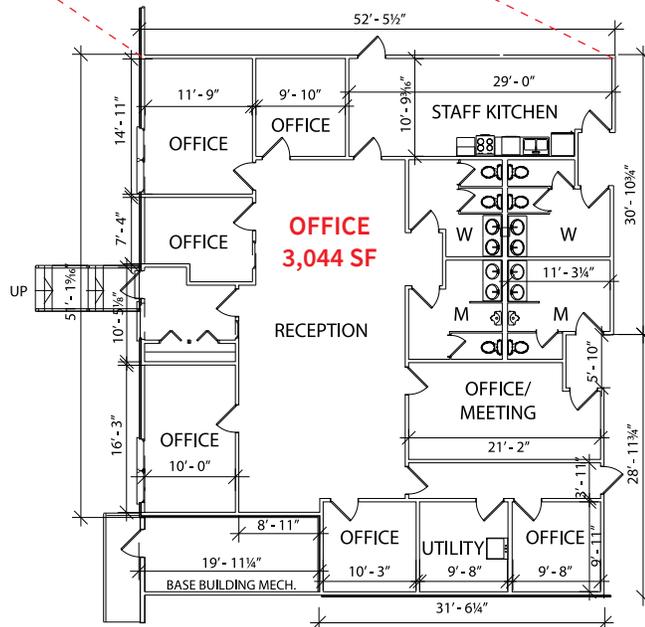
Property Details

District	Foothills Industrial		Features	<ul style="list-style-type: none"> • Active Rail Spur • Renovated office • LED lighting
Year Built	1975		Power	600 amps (TBV)
Zoning	I-G (Industrial General)		Sprinklered	Yes
Available Space	Office	3,044 s.f.	Available	Immediately
	Warehouse	44,896 s.f.	Op. Costs	\$4.12 p.s.f. (2026)
	Total:	47,940 s.f.	Lease Rate	Market
Loading	4 - Dock Doors 1 - (14' x 14') Drive-In Door 5 - Rail Doors			
Clear Height	26'			

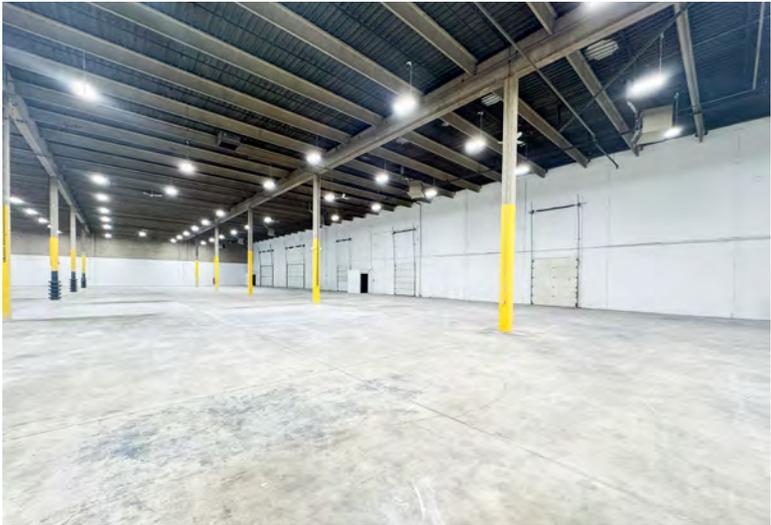
Floor Plan



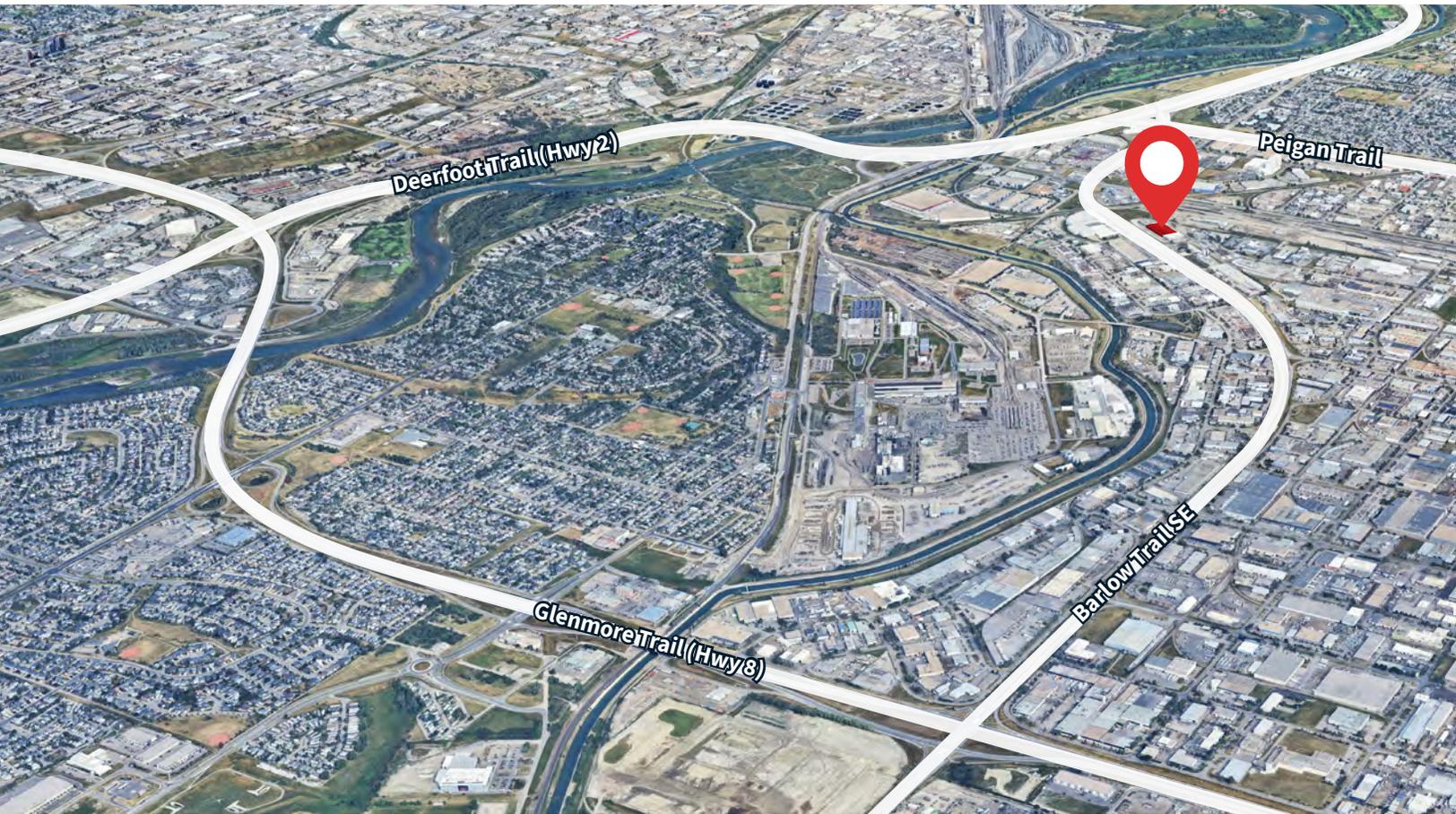
Office	3,044 s.f.
Warehouse	44,896 s.f.
Total:	47,940 s.f.



Photos



Site Map



Drive Times



Barlow Trail

1 min. | 110 m



Stoney Trail (Ring Road) 8 mins. | 6.6 km



Deerfoot Trail (Highway 2) 4 mins. | 1.6 km



Downtown Calgary 10 mins. | 9.3 km



Glenmore Trail (Highway 8) 5 mins. | 3.3 km



Calgary Int. Airport 15 mins. | 19.4 km

Contact us for more information



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