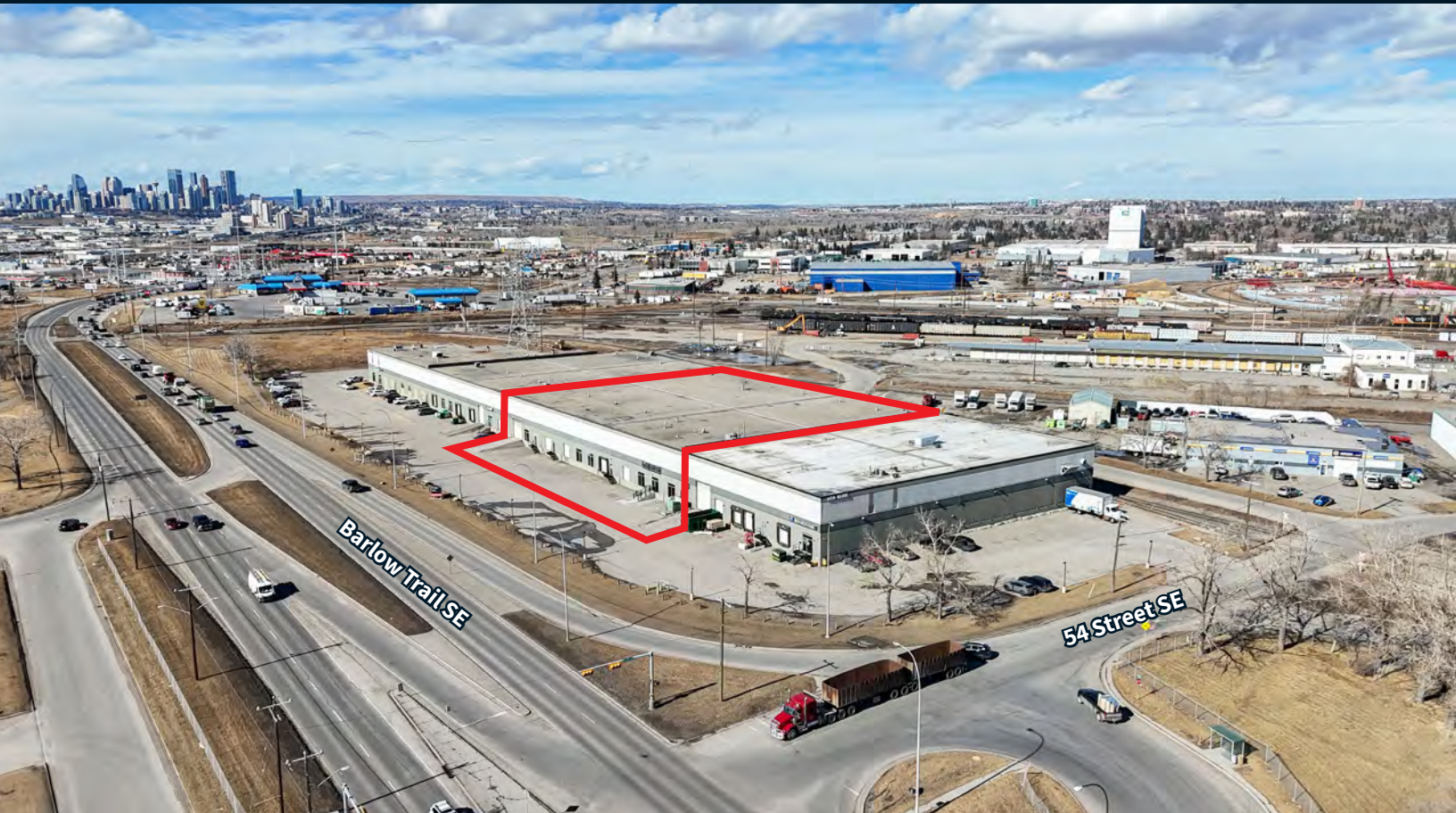


# For Lease

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:

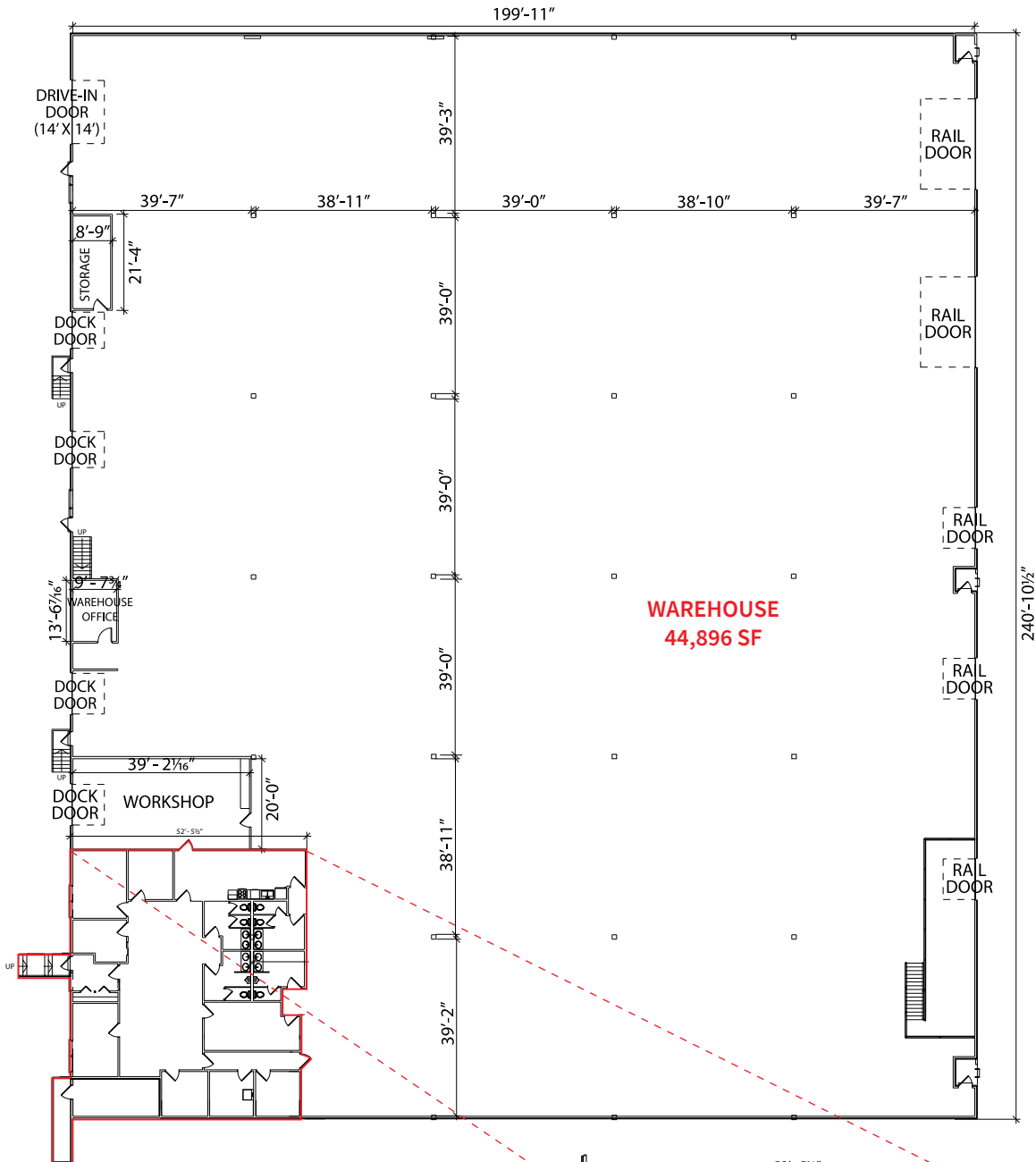




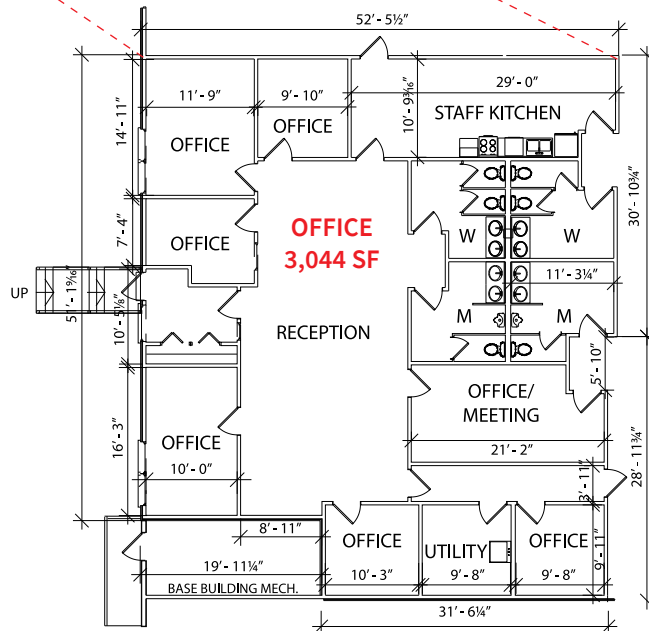
# Property Details

<b>District</b>	Foothills Industrial		<b>Features</b>	<ul style="list-style-type: none"> <li>Active Rail Spur</li> <li>Renovated office</li> <li>LED lighting</li> </ul>
<b>Year Built</b>	1975		<b>Power</b>	800 amps @ 277/480 volts
<b>Zoning</b>	I-G (Industrial General)		<b>Sprinklered</b>	Yes
<b>Available Space</b>	Office	3,044 s.f.	<b>Available</b>	Immediately
	Warehouse	44,896 s.f.	<b>Op. Costs</b>	\$4.12 p.s.f. (2026)
	<b>Total:</b>	<b>47,940 s.f.</b>	<b>Lease Rate</b>	Market
<b>Loading</b>	4 - Dock Doors 1 - (14' x 14") Drive-In Door 5 - Rail Doors			
<b>Clear Height</b>	26'			

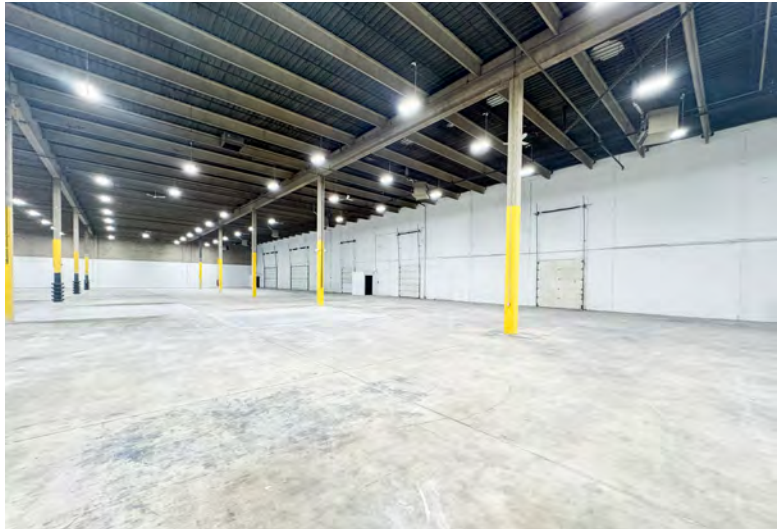
# Floor Plan



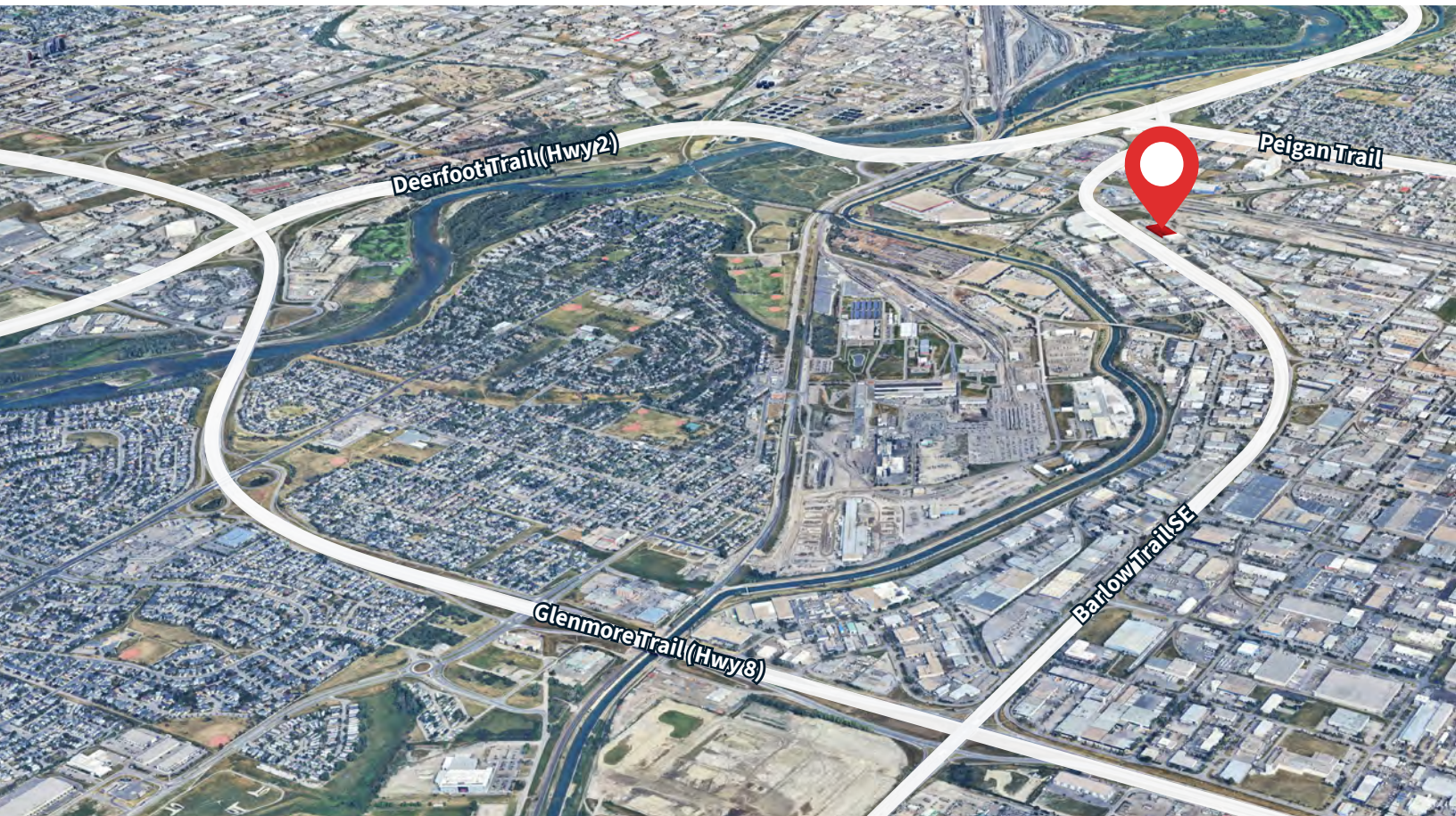
Office	3,044 s.f.
Warehouse	44,896 s.f.
<b>Total:</b>	<b>47,940 s.f.</b>



# 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

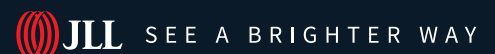


Glenmore Trail (Highway 8) 5 mins. | 3.3 km



Calgary Int. Airport 15 mins. | 19.4 km

## Contact us for more information



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