



## Warehouse Distribution Space in Southeast Calgary

### Property Highlights

- 63,391 square feet of quality office/warehouse space available
- 3,391 sf main floor office area
- Dock and drive-in loading with large marshalling area
- Central location with immediate access to Barlow Trail SE and Deerfoot Trail, with short driving time to downtown, Calgary International Airport, and both CP and CN intermodal yards

### Get more information

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## Particulars

### District

Foothills Industrial

### Size

|                   |             |
|-------------------|-------------|
| Main Floor Office | ± 3,391 sf  |
| Warehouse/Shop    | ± 60,000 sf |
| Total             | ± 63,391 sf |

### Zoning

I-G

### Construction

Pre-cast concrete

### Loading

8 dock (8' x 10') and 1 drive-in (12' x 10')

### Ceiling Height

28' clear

### Power

250 Amps, 120/208 Volt

250 Amps, 347/600 Volt

### Lighting

LED

### Net Rent

\$9.50 psf

### Op. Costs & Taxes (2026)

\$4.20 psf

### Available

October 1, 2026

## Comments

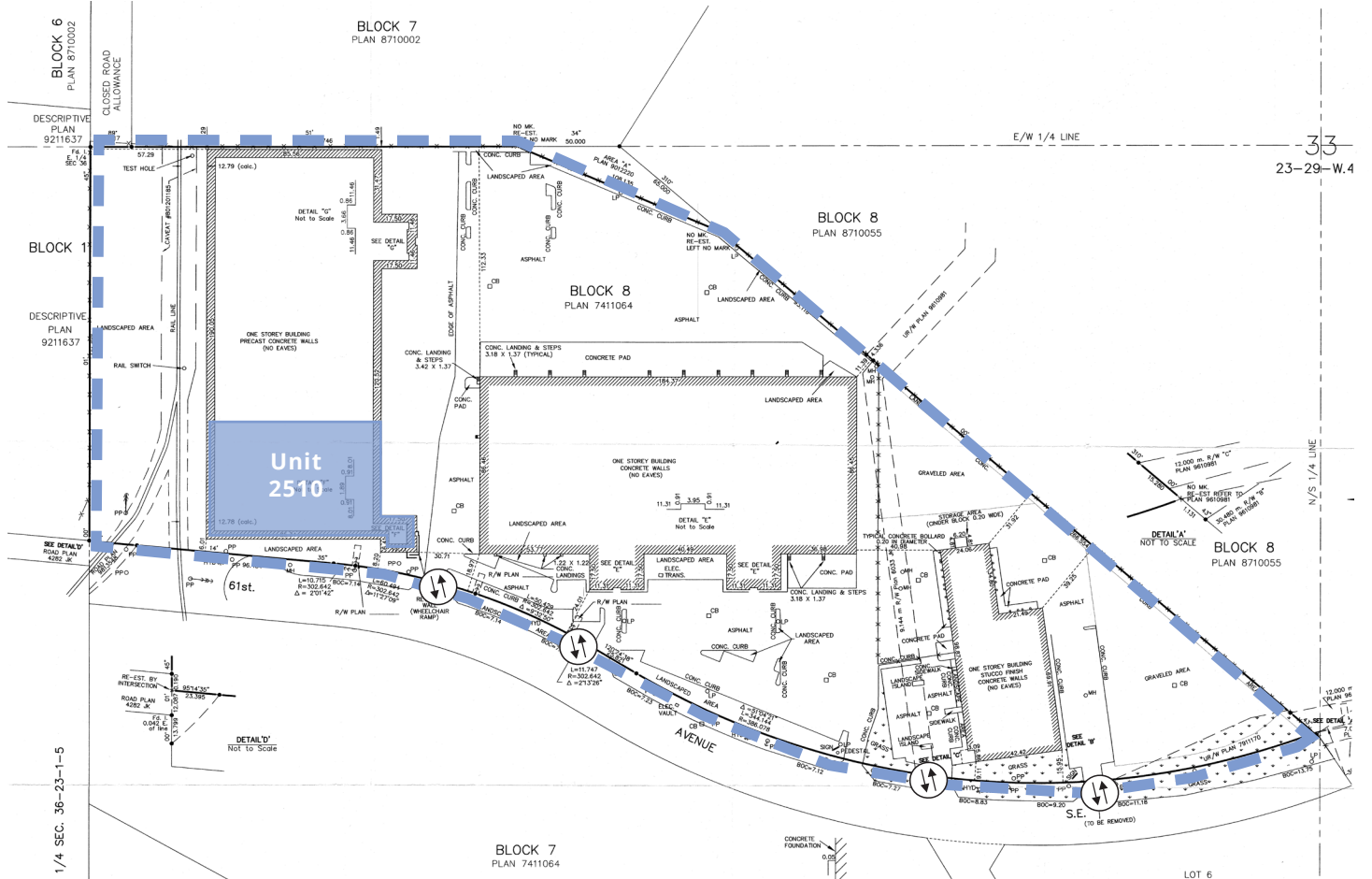
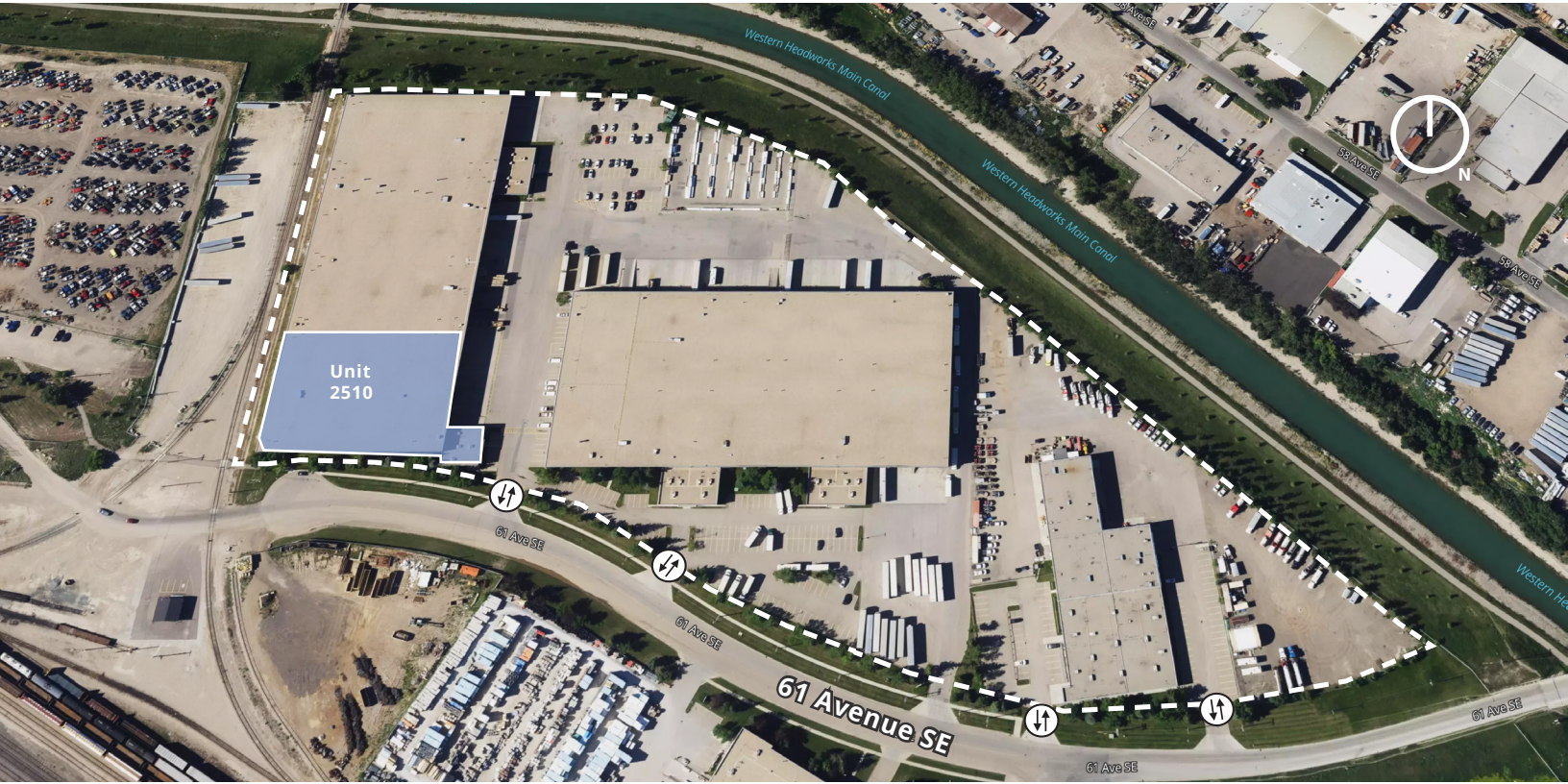
- Well built-out office space consisting of 3 private offices, 1 boardroom, open bullpen area, kitchenette and washrooms
- Shipping office, make-up air, ESFR sprinklers, and LED lighting in warehouse
- Large marshalling area





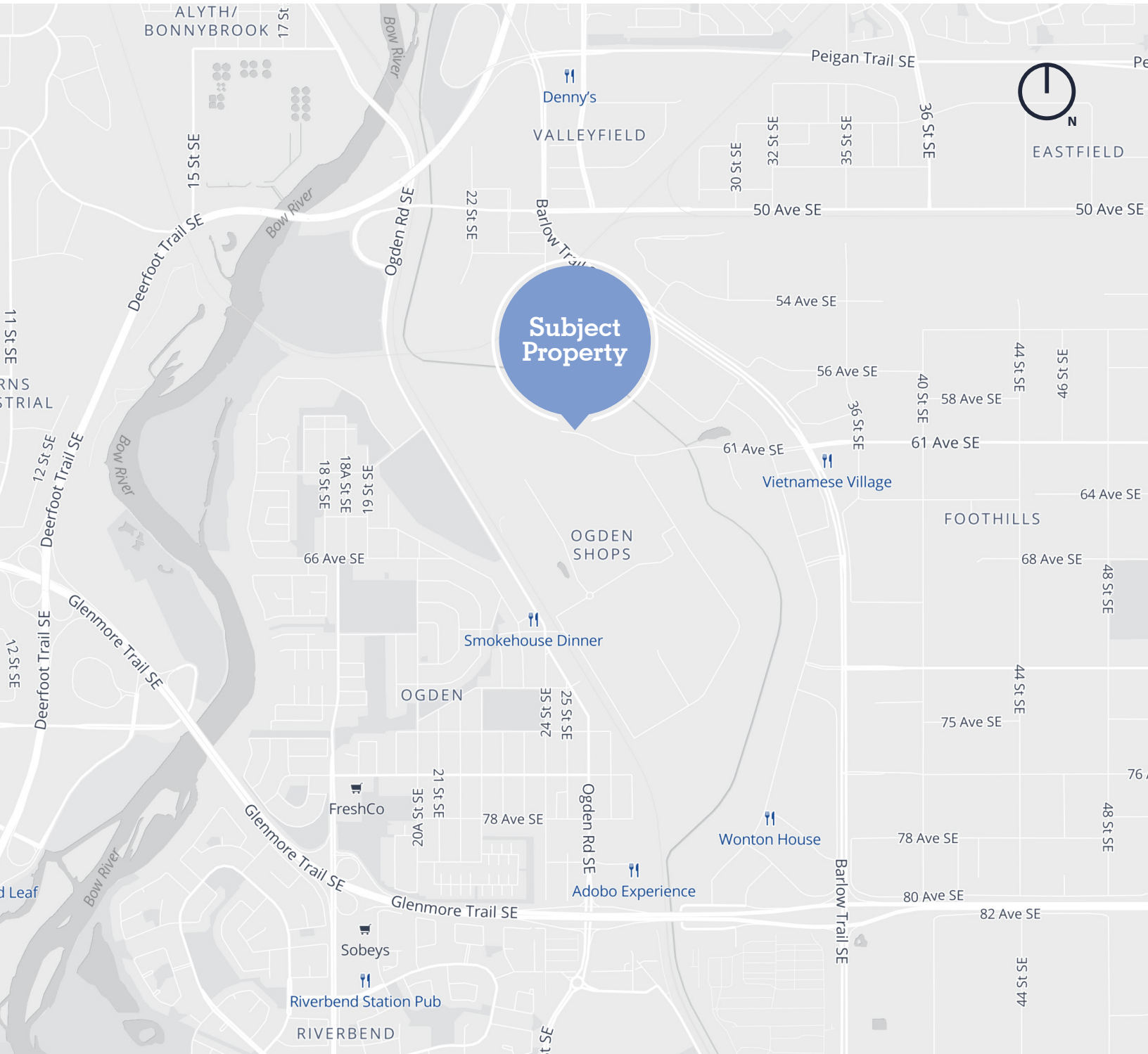
# Site Plan

2510 - 61 Avenue SE, Calgary, AB T2C 4V2



# Location Map

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