

Phase I Now Leasing

Options from 7,000 to 185,000 sf



GLENMORE YARDS
BUSINESS PARK



8919 Barlow Trail SE Calgary, AB



Glenmore Yards Business Park

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Fixturing in Q1 2027, Glenmore Yards is a master-planned, multi-phase business park strategically positioned at the signalized intersection of Glenmore Trail SE and Barlow Trail SE. Spanning 95 acres with over 1.5 million square feet of buildable area. Glenmore Yards offers premier access, visibility, and regional connectivity within Calgary's southeast industrial corridor.

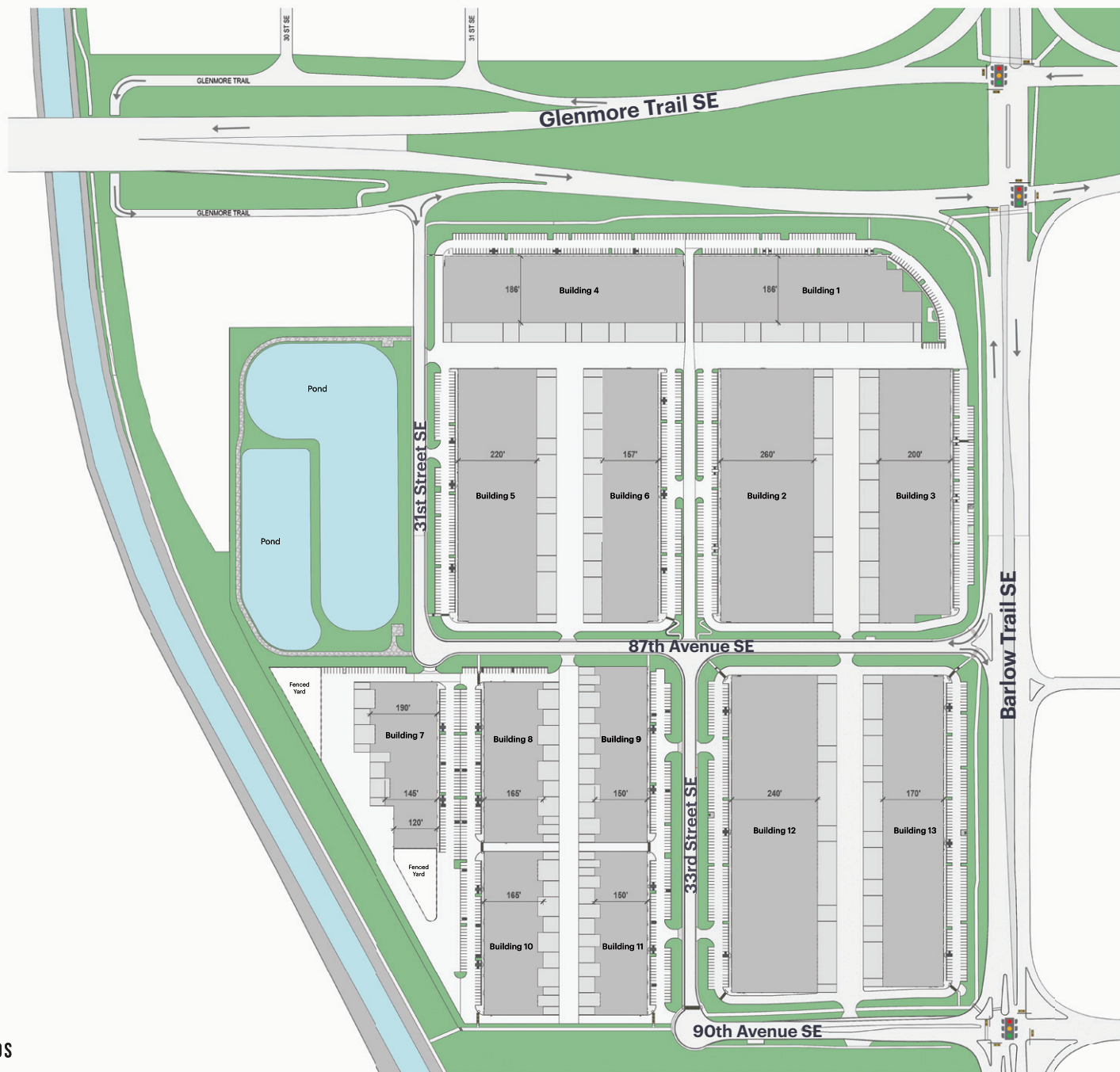
Designed to accommodate small and medium format users, Glenmore Yards will showcase industrial space with modern design, premium specifications, and exceptional visibility. Phase I (~440,000 SF across three buildings) is currently under construction.

Strategic Advantages:

- Signalized four-way access at Barlow Trail (via 90th Ave.)
- All-direction ingress/egress via Barlow Trail and 31st St. with immediate connectivity to Glenmore Trail
- Direct exposure to Glenmore Trail and Barlow Trail
- High-profile location (100,000 vehicles per day)
- Nearby restaurants and retail amenities
- Served by Calgary Transit routes 43, 148, and 149 with connections to MAX Teal BRT and Heritage LRT



Master Site Plan



Phase I Site Plan



Building 1

3500 87 Ave SE

Base Building Specifications

Total Building Area

111,864 sf

Building Depth

186'

Clear Height

28'

Building Envelope

Precast concrete (R-15)
Insulated Metal Panel (R-32)

Roof

EPDM (R-40)

Sprinklers

ESFR (K-17)

Parking Ratio

143 (1.3 stalls / 1,000 sf)

Loading

Dock doors: 8'6" wide x 10' high,
c/w 40,000 lb 6'x8' hydraulic levelers

Grade Doors: 14' wide x 16' high

Floor Slab

Reinforced 6" slab-on-grade,
saw cut and sealed
Est. uniform load capacity of
1,000 lbs psf

Power

2,000A @ 347/600V, 3 phase
main service

Lighting

High-efficiency motion sensor
LED fixtures
Clerestory windows at rear of
each bay

HVAC

Warehouse – suspended OH
gas-fired units

Base Building Package

Lease Rate

Market

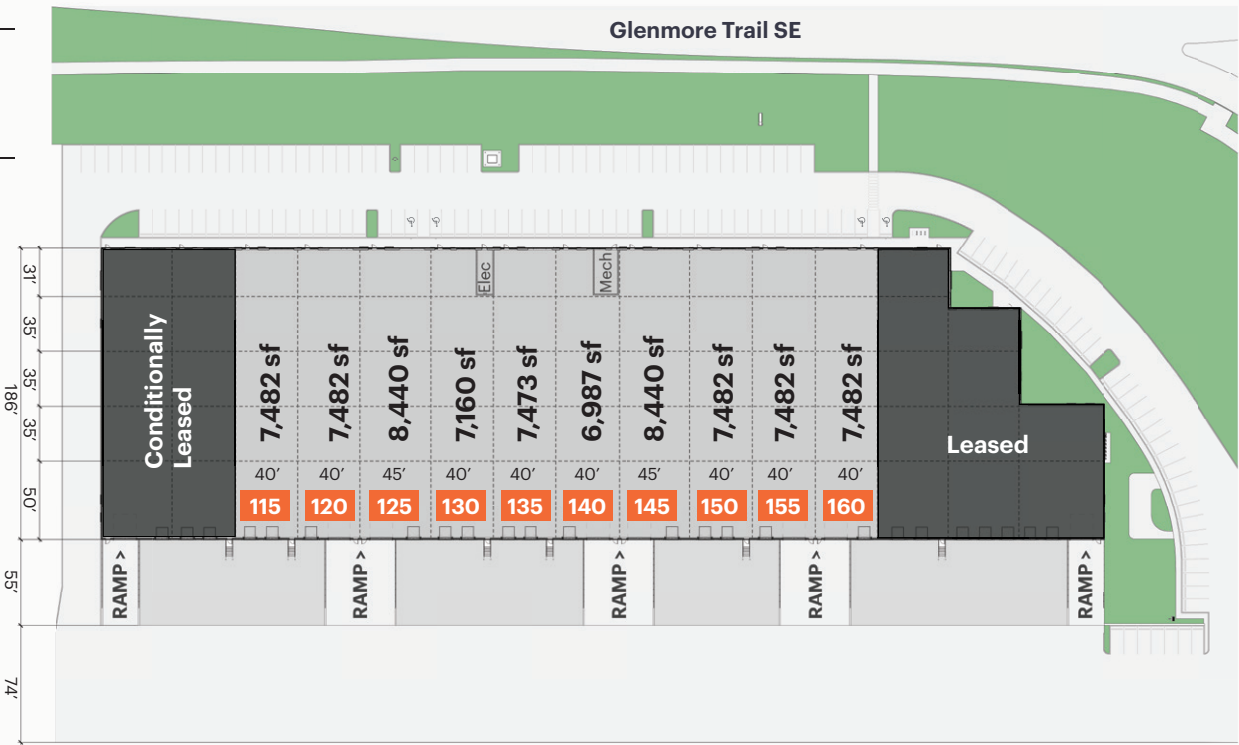
Tenant Improvement Allowance

\$20.00 psf

Op Costs & Taxes

\$4.97 psf (2027 est.)

One hour fire rated demising wall.
200A @ 600V, 3-phase electrical service c/w 45 KVA step-down transformer and 120/208V subpanel.
Wire and connect all existing base building equipment to tenant electrical service



Building 2

3400 87 Ave SE

Base Building Specifications

Total Building Area

185,966 sf

Minimum Deal Size

28,748 sf

Building Depth

260'

Clear Height

32'

Building Envelope

Precast concrete (R-15)

Insulated metal panel (R-32)

Roof

EPDM (R-40)

Sprinklers

ESFR (K-17)

Parking Ratio

145 stalls (0.78 stalls / 1,000 sf)

Loading

Dock doors: 8'6" wide x 10' high, c/w 40,000 lb
6'x8' hydraulic levelers

Grade Doors: 14' wide x 16' high

Floor Slab

Reinforced 7" slab on grade, saw cut and sealed
Est. uniform load capacity of 1,200 lbs psf

Power

2,000A @ 347/600V, 3 phase main service

Lighting

High-efficiency motion sensor LED fixtures
Clerestory windows at rear of each bay

HVAC

Warehouse - suspended OH gas-fired units

Base Building Package

Lease Rate

Market

Tenant Improvement Allowance

\$15.00 psf

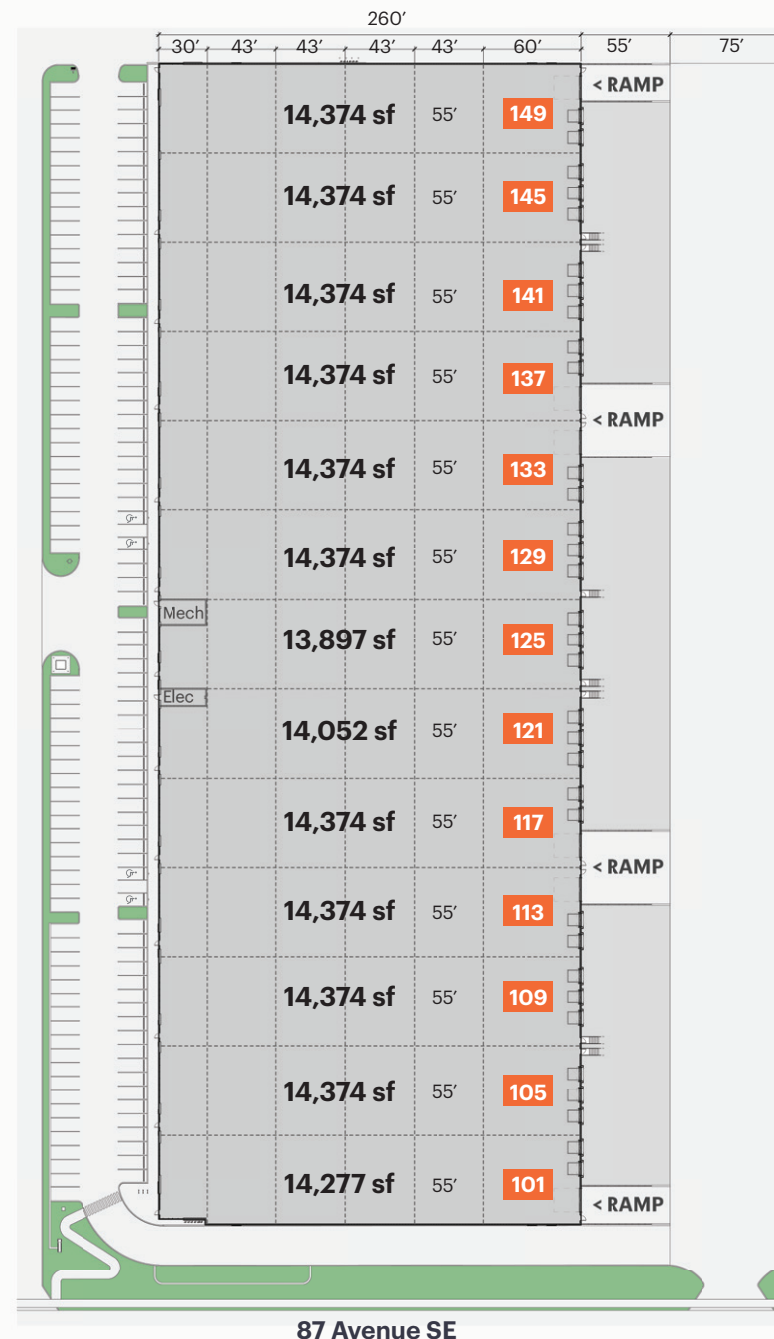
Op Costs & Taxes

\$4.88 psf (2027 est.)

One hour fire rated demising wall.

200A @ 600V, 3-phase electrical service c/w 45 KVA step-down transformer and 120/208V subpanel.

Wire and connect all existing base building equipment to tenant electrical service.



Building 3

3600 87 Ave SE

Base Building Specifications

Total Building Area

140,830 sf

Building Depth

200'

Clear Height

28'

Building Envelope

Precast concrete (R-15)

Insulated metal panel (R-32)

Roof

EPDM (R-40)

Sprinklers

ESFR (K-17)

Parking Ratio

127 stalls (0.9 stalls / 1,000 sf)

Loading

Dock doors: 8'6" wide x 10' high, c/w 40,000 lb
6'x8' hydraulic levelers

Grade Doors: 14' wide x 16' high

Floor Slab

Reinforced 6" slab on grade, saw cut and sealed
Est. uniform load capacity of 1,000 lbs psf

Power

2,000A @ 347/600V, 3 phase main service

Lighting

High-efficiency motion sensor LED fixtures
Clerestory windows at rear of each bay

HVAC

Warehouse – suspended OH gas fired units

Base Building Package

Lease Rate

Market

Tenant Improvement Allowance

\$20.00 psf

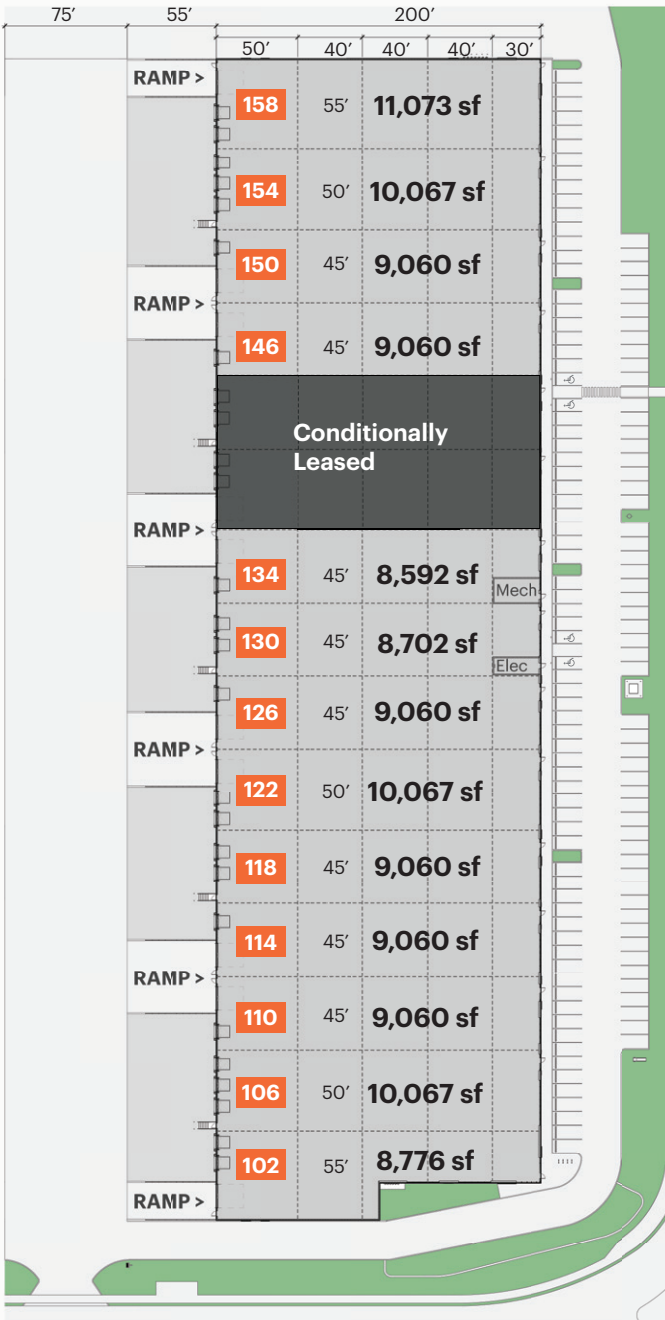
Op Costs & Taxes

\$4.97 psf (2027 est.)

One hour fire rated demising wall.

200A @ 600V, 3-phase electrical service c/w 45 KVA step-down transformer and 120/208V subpanel.

Wire and connect all existing base building equipment to tenant electrical service.



87 Avenue SE

Access and Transportation

Glenmore Yards offers signalized four-way access from Barlow Trail SE at 90th Avenue SE, with direct connectivity to Glenmore Trail SE via 31st Street.

The site provides immediate access to Deerfoot Trail (HWY 2), Stoney Trail (HWY 201), and Calgary's primary east-west corridor, Glenmore Trail. Calgary Transit routes 43, 148, and 149 service the site, with connections to the MAX Teal BRT and CTrain LRT stations at Heritage and Chinook.

Travel Distance



Downtown Calgary
15 min / 14 km



Calgary International Airport
23 min / 28 km



Stoney Trail HWY 201
9 min / 7 km



Deerfoot Trail HWY 2
7 min / 4.1 km

Transit Routes



Route 149



Route 302 BRT



Route 43



Route 148



MAX Teal Westbrock Douglas Glen



CTrain (LRT)



Future Greenline LRT Station

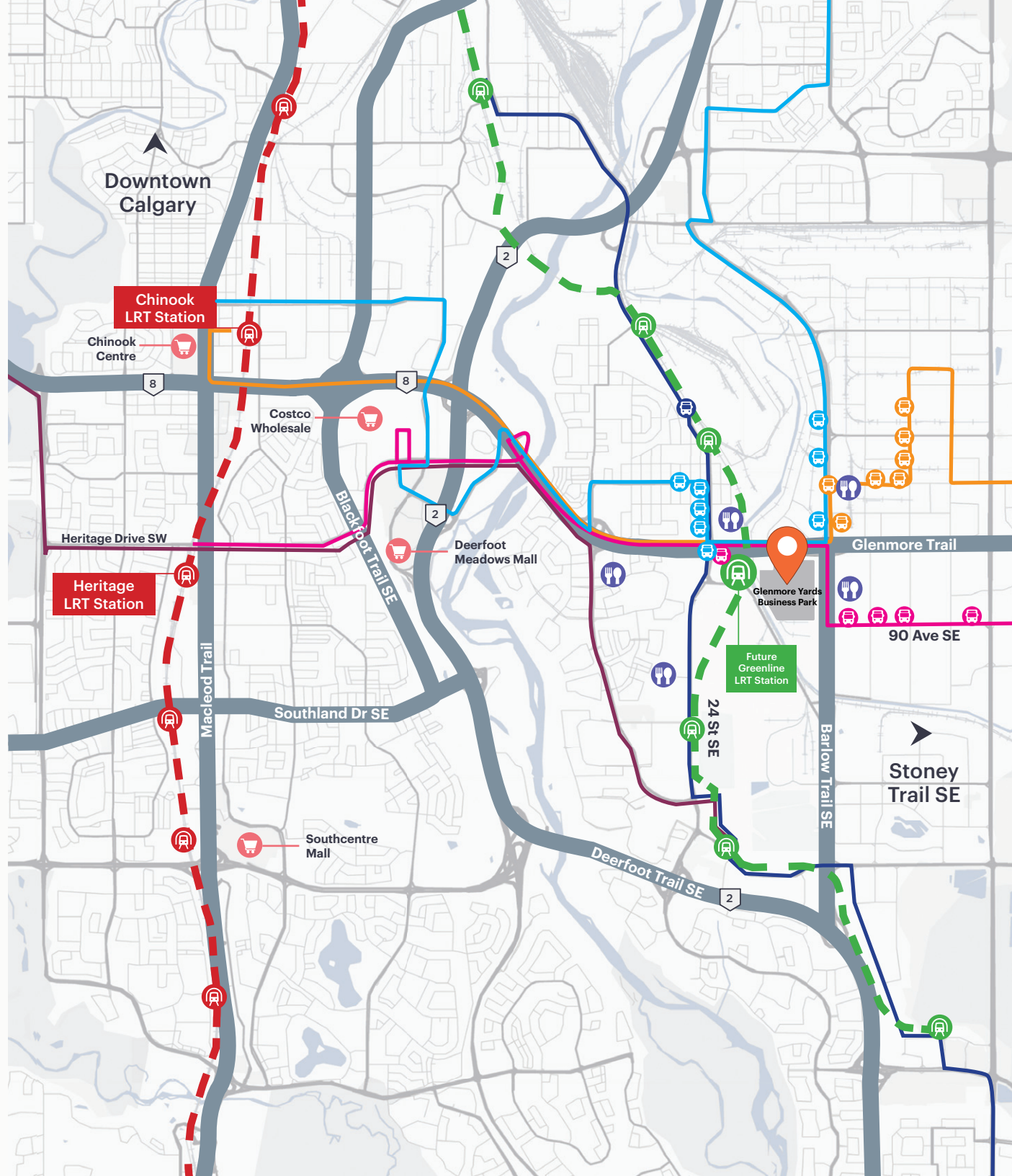
Amenities



Restaurants/Stores



Shopping Centres



Leasing Contact

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V 07/20/26