



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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4300, 585 - 8th Avenue SW
Eighth Avenue Place East
Calgary, AB T2P 1G1
403 262 3082

Particulars

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

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

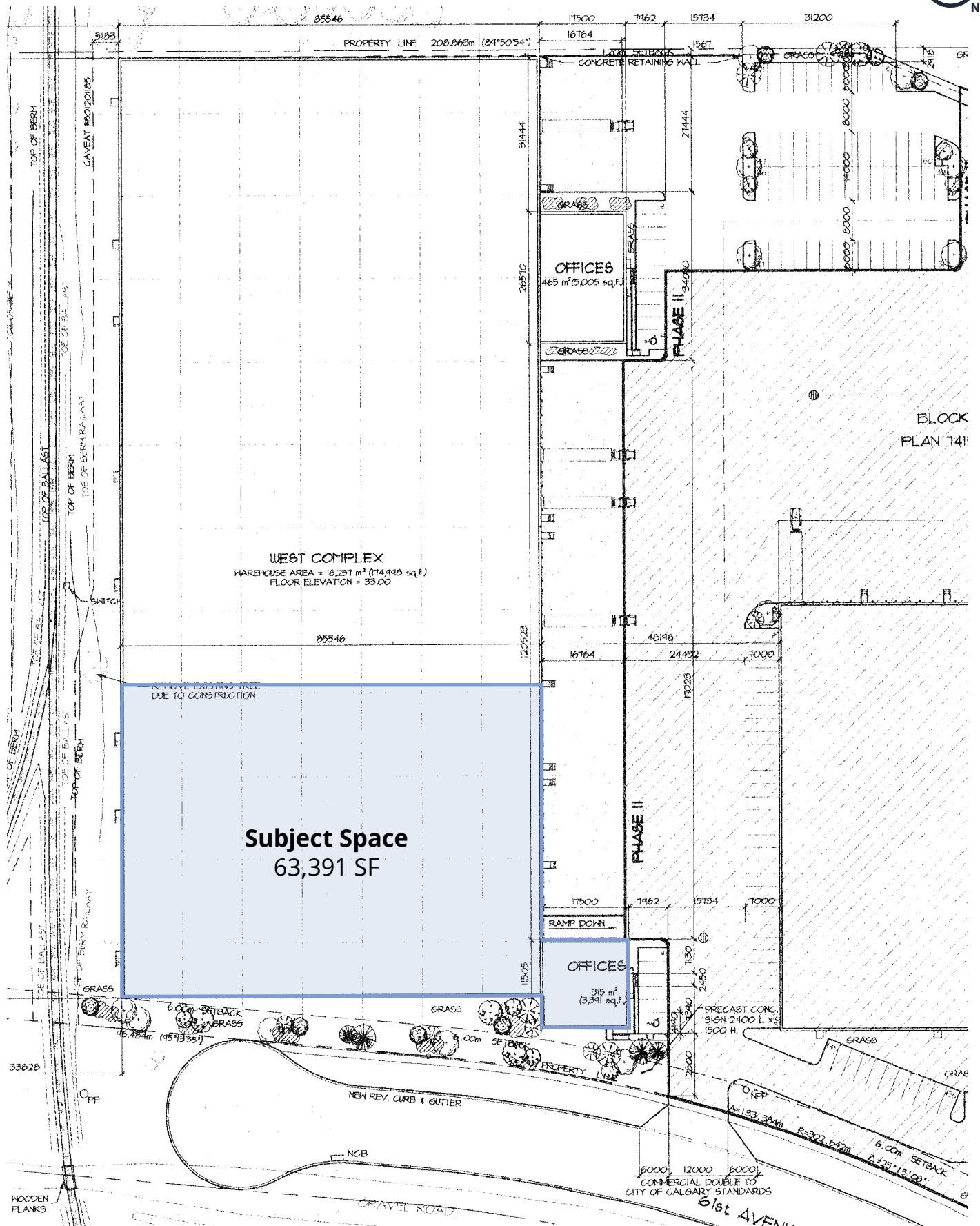
Comments

- 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



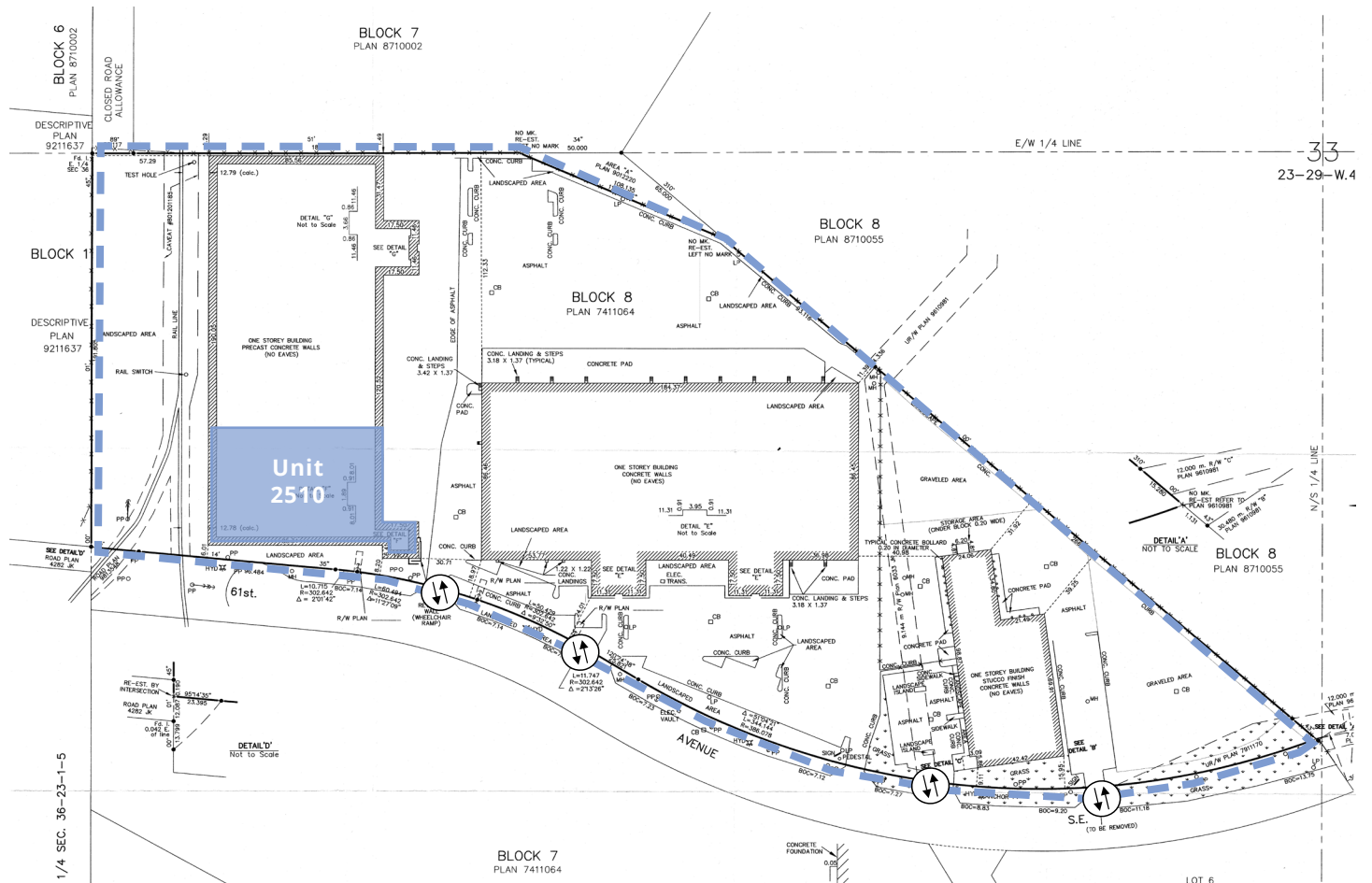
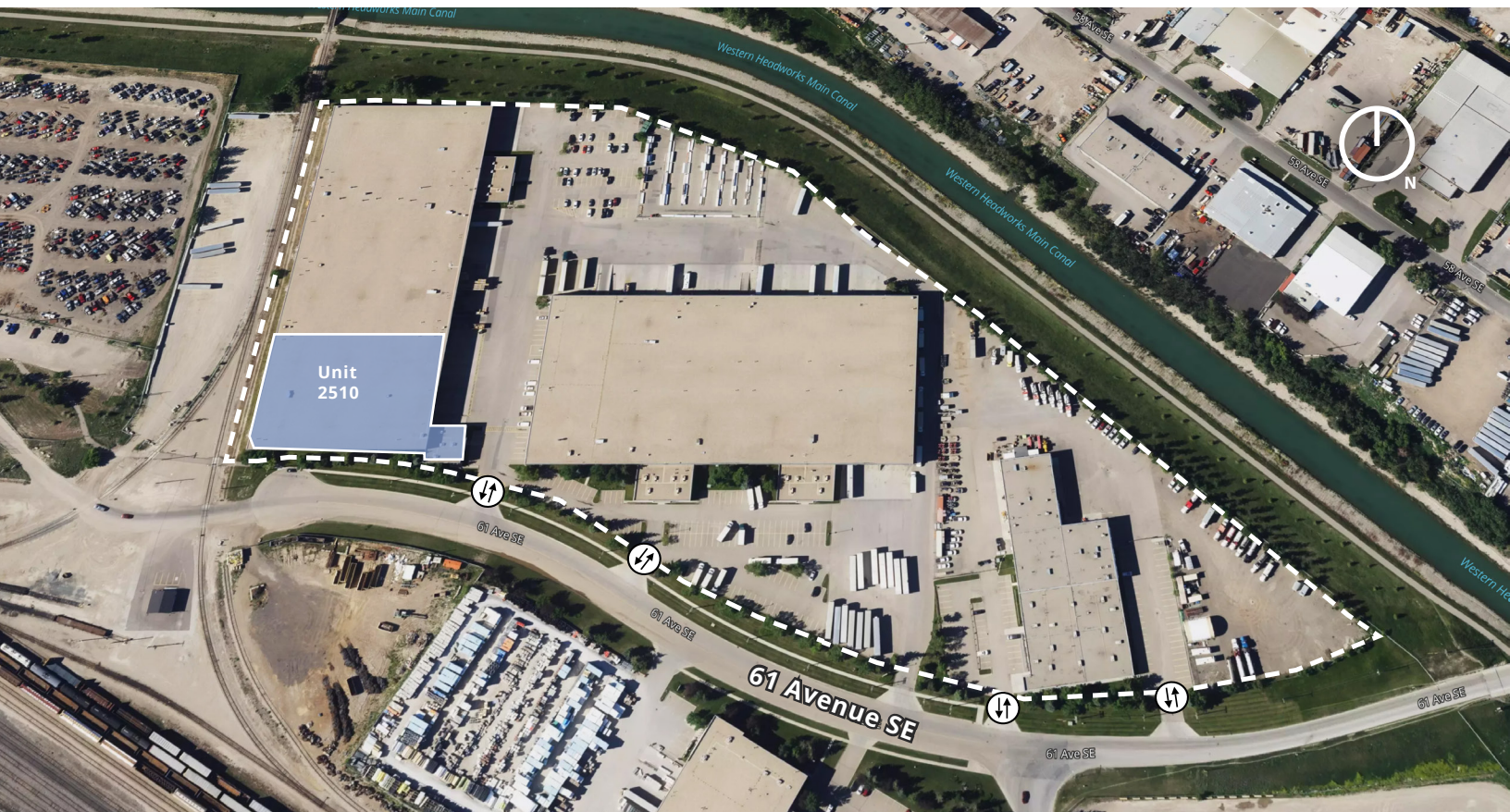
Building Floor Plan

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



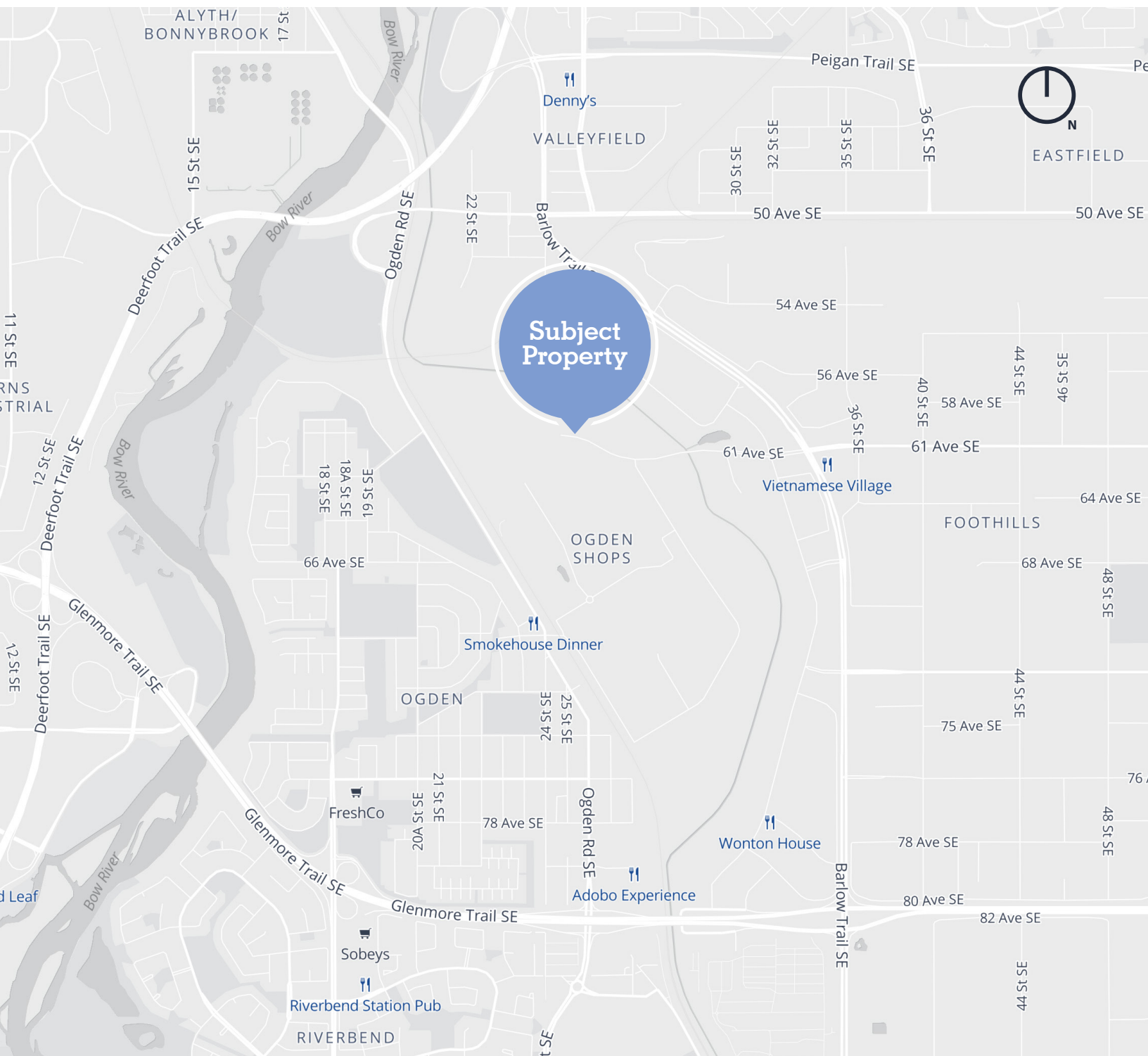
Site Plan

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



Location Map

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



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