

BAY 2 - 11358 BARLOW TRAIL NE

CALGARY, ALBERTA



5,545 SF | Industrial Sublease Opportunity



PROPERTY OVERVIEW

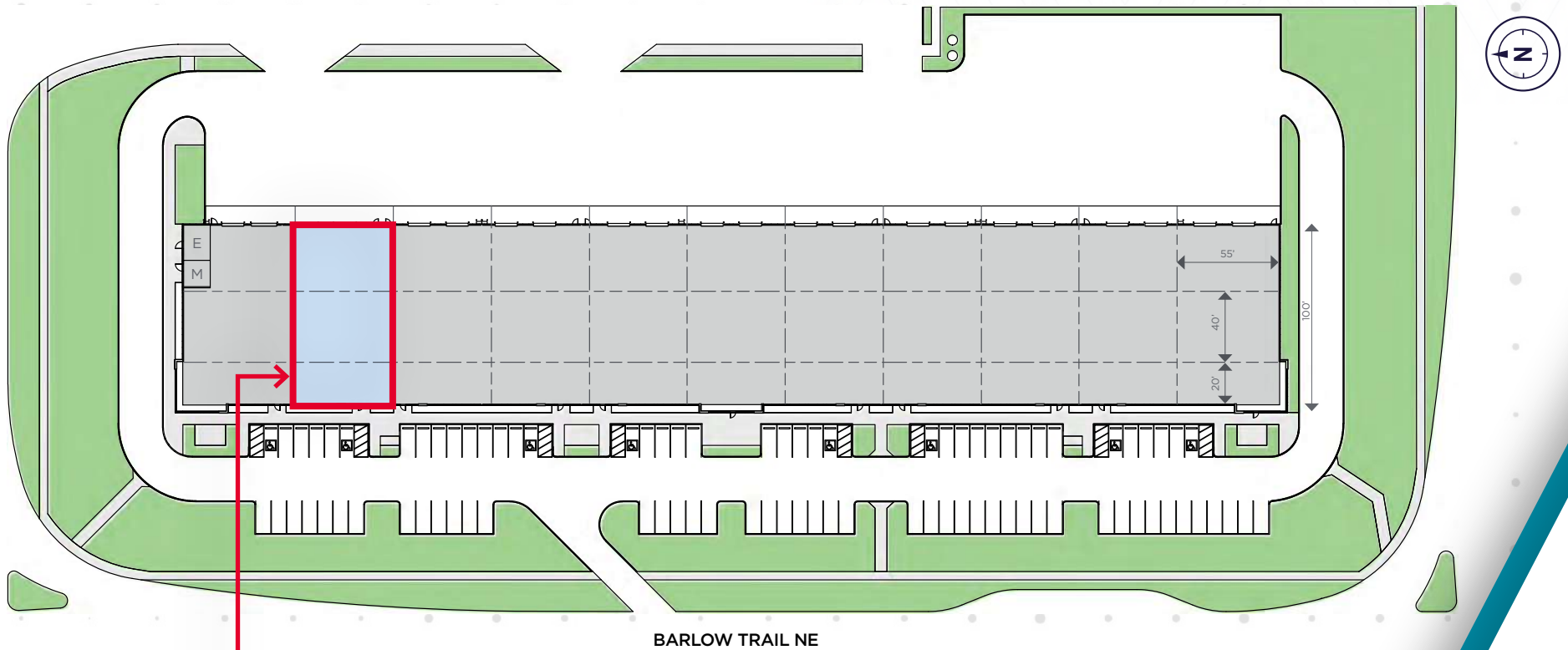
District:	StoneGate Industrial
Total Area:	±5,545 SF / 600 SF Office
Loading:	Two (2) 12 ft. x 14 ft. Grade Doors with Electric Operators
Ceiling Height:	24' Clear
Column Grid:	40 ft. x 55 ft. Standard Grid
Make-up Air:	Yes (Capacity TBV)
Lighting:	LED with Motion Sensors
Sprinklers:	ESFR
Power:	200 Amps at 600 Volts
Sublease Rate:	Market
Op. Costs:	\$9.66 PSF (2026)
Available:	Immediately
Sublease Expiry:	June 30, 2033

PROPERTY HIGHLIGHTS

- Featuring 2 hour fire wall, make up air, and sump in warehouse to accommodative light automotive use
- Approx. 100' building depth for staging and circulation
- IC zoning - accepts a wide range of uses
- Parking: Ample double row parking on site
- LEED® Silver certified building
- Highly desirable I-C zoning with flexible uses
- Excellent access to Barlow Trail NE, Deerfoot Trail, and YYC Airport



FLOOR PLAN



2 Hour Fire Rating Wall



PHOTOS

LOCATION MAP

Calgary, AB

Major Roads and Destinations
11358 Barlow Trail NE, Calgary, AB

Barlow Trail NE	1 min	0.5 km
Deerfoot Trail (Highway 2)	5 mins	4.5 km
CP Intermodal Yard	6 mins	4.5 km
Stoney Trail NE	7 mins	7.5 km
Calgary International Airport (YYC)	10 mins	8 km
Glenmore Trail	12 mins	13 km
Downtown Calgary	15 mins	17 km



11358 Barlow Trail NE, Calgary, AB



For more information, please contact:

DAVID REICH, BBA

Senior Vice President | Industrial Sales & Leasing
D: +1 403 261 1128
M: +1 403 923 9911
david.reich@cushwake.com

KEVIN TANG, B. COMM

Vice President | Industrial Sales & Leasing
D: +1 403 261 1142
M: +1 403 617 5396
kevin.l.tang@cushwake.com

250 6th Avenue SW, Suite 2400
Calgary, AB T2P 3H7
D: +1 403 261 1111
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-207462-V5

