



SOUTH FOOTHILLS 52

Modern industrial space in a rapidly growing city
4930 - 90 AVENUE SE, CALGARY, AB



Developed by



BOSA
DEVELOPMENT

Marketed by

**AVISON
YOUNG**

Opportunity

Discover South Foothills 52

This 26-acre industrial park is anchored by trusted long-term tenants such as Target and Mack Truck. Phase 2 is underway, delivering ~260,000 sq. ft. of premium multi-bay industrial space for pre-leasing or modified build to suit while under construction with completion slated for April 2027.

Flexible, Modern Spaces

Units range from 5,876 sq.ft to 12,176 sq.ft., with the ability to combine bays into larger contiguous footprints designed to accommodate diverse business requirements.

Prime Location & Exposure

Positioned in the highly sought-after South Foothills market, this project offers direct visibility to 52nd Street and 90th Avenue, with seamless access to Glenmore Trail, Stoney Trail, and Barlow Trail.

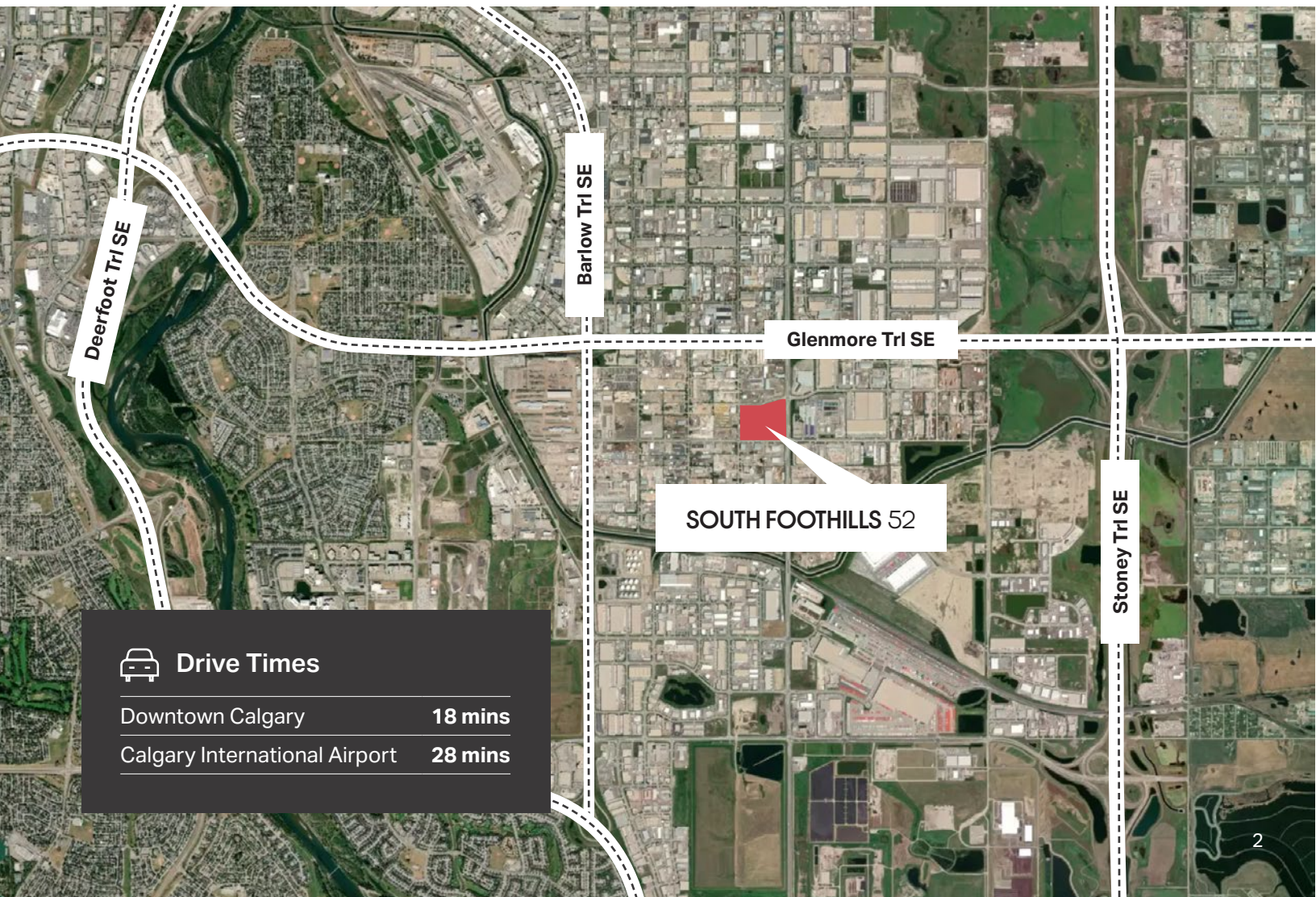
With modern building features in short supply across the area, this development presents a rare opportunity to secure best-in-class space built for growth and efficiency.

Developed and Managed by



With over five decades of experience, Bosa Development has become a trusted name in Western Canada's real estate industry. Known for its integrity, craftsmanship, and forward-thinking approach, Bosa delivers projects that stand the test of time.

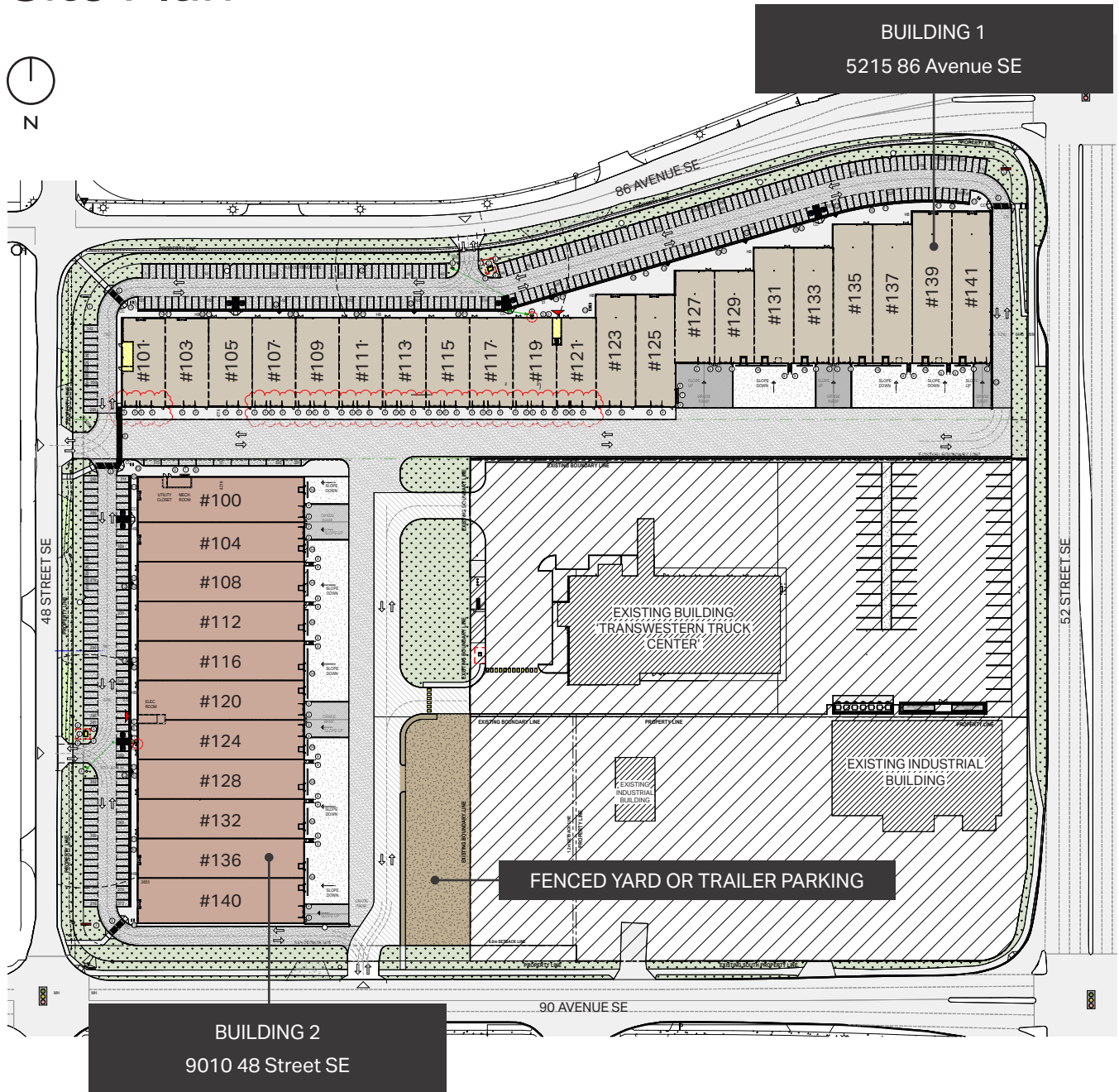
In the industrial sector, the company creates modern, efficient, and strategically located spaces designed to support business growth. Combining brand strength with proven large-scale expertise, Bosa sets a higher standard for industrial real estate.



Drive Times

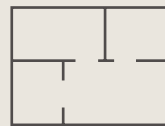
Downtown Calgary	18 mins
Calgary International Airport	28 mins

Site Plan



Loading

Mixed, Rear grade-level loading & rear dock loading



Unit Sizes

5,876 SF – 12,176 SF



Zoning

I-G – Industrial General



Estimated Completion

April 2027

Industry Leading Features



Dock loading: 10' x 8'6"
Grade loading: 14' x 16'



Building 1 clear height 26'
Building 2 clear height 28'



200 amp, 347/600 volt,
3-phase electrical service



36kN point load capacity
in the warehouse



LED lighting



Bonus mezzanine space
available



ESFR sprinkler system



Front office and
rear-loading design



Precast construction



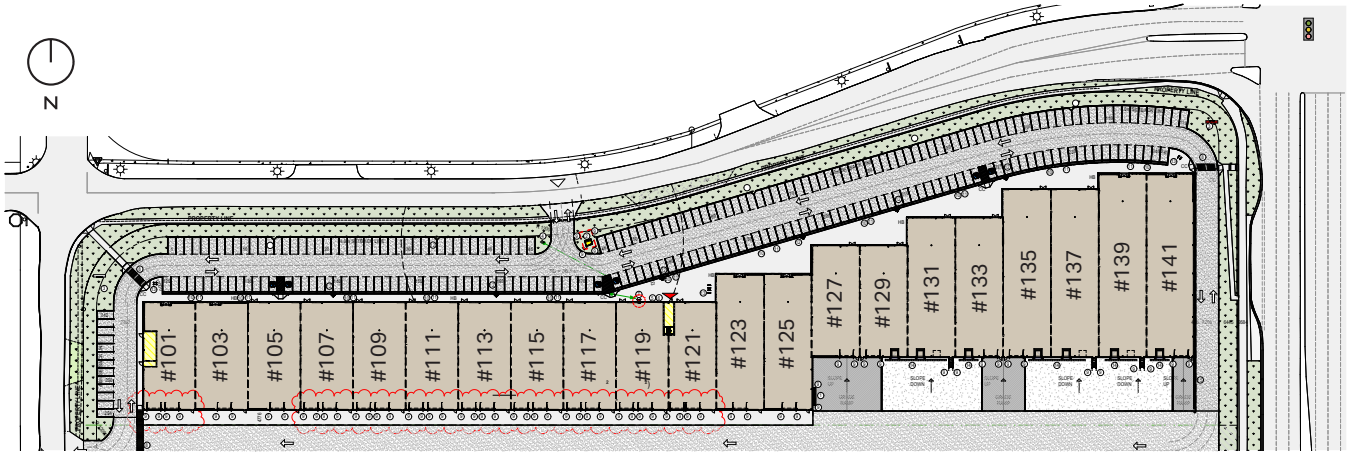
Dock levelers: 8' x 6' platform,
hydraulic, 40,000lbs



Signage opportunity



Building 1: Unit Specifications



UNIT	MAIN FLOOR SF	TOTAL SF	LOADING	BAY SIZE
101	6,237	6,237	2 DI	113' x 55'
103	6,237	6,237	1 DI	113' x 55'
105	6,237	6,237	1 DI	113' x 55'
107	6,237	6,237	2 DI	113' x 55'
109	6,237	6,237	2 DI	113' x 55'
111	6,237	6,237	2 DI	113' x 55'
113	6,237	6,237	2 DI	113' x 55'
115	6,237	6,237	2 DI	113' x 55'
117	6,237	6,237	2 DI	113' x 55'
119	6,237	6,237	2 DI	113' x 55'
121	5,670	5,670	2 DI	113' x 50'
123	7,150	7,150	1 DI	143' x 50'
125	7,150	7,150	1 DI	143' x 50'
127	5,876	5,876	1 DI	118' x 50'
129	5,876	5,876	1 DK 1 DI	118' x 50'
131	7,350	7,350	1 DK	147' x 50'
133	7,350	7,350	1 DK 1 DI	147' x 50'
135	8,825	8,825	1 DK 1 DI	177' x 50'
137	8,825	8,825	1 DK	177' x 50'
139	9,648	9,648	1 DK	193' x 50'
141	9,648	9,648	1 DK 1 DI	193' x 50'
TOTAL	145,731	145,731		

*Potential to add structural mezzanine

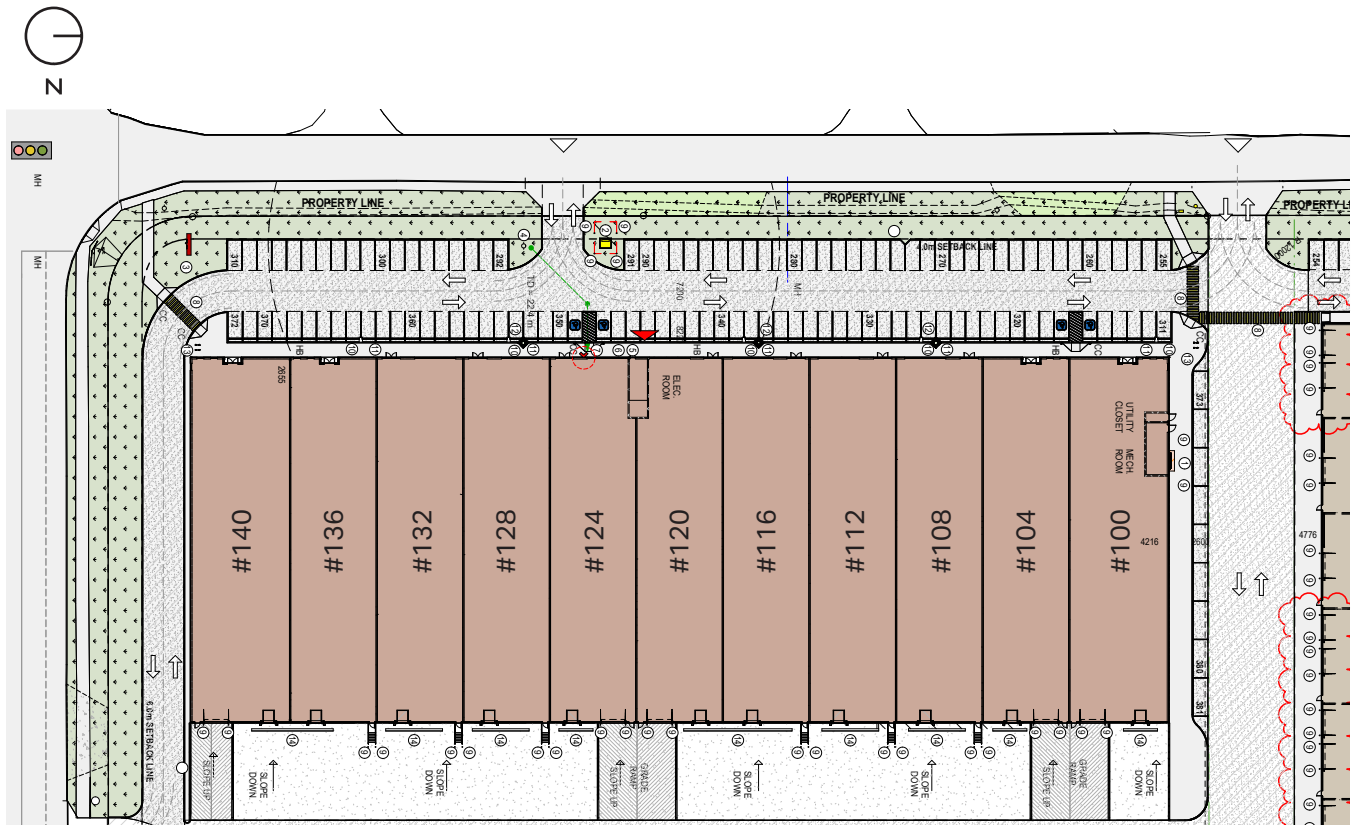
ASKING LEASE RATE: \$14.00

OPERATING COSTS: TBV

T.I.A: \$12

Units can be combined to suit your needs

Building 2: Unit Specifications



UNIT	MAIN FLOOR SF	TOTAL SF	LOADING	BAY SIZE
100	12,176	12,176	1 DK 1 DI	211' x 58'
104	10,562	10,562	1 DK 1 DI	211' x 50'
108	10,562	10,562	1 DK	211' x 50'
112	10,562	10,562	1 DK	211' x 50'
116	10,562	10,562	1 DK	211' x 50'
120	10,562	10,562	1 DK 1 DI	211' x 50'
124	10,562	10,562	1 DK 1 DI	211' x 50'
128	10,562	10,562	1 DK	211' x 50'
132	10,562	10,562	1 DK	211' x 50'
136	10,562	10,562	1 DK	211' x 50'
140	12,176	12,176	1 DK 1 DI	211' x 58'
TOTAL	119,410	119,410		

*Potential to add structural mezzanine

ASKING LEASE RATE: \$14.00

OPERATING COSTS: TBV

T.I.A.: \$12

Units can be combined to suit your needs

Aerial Overview



Strategic Location for Exceptional Connectivity

Located in southeast Calgary, **South 52** is a rare opportunity to occupy new generation industrial building designed specifically for small to mid size companies..

Restaurants

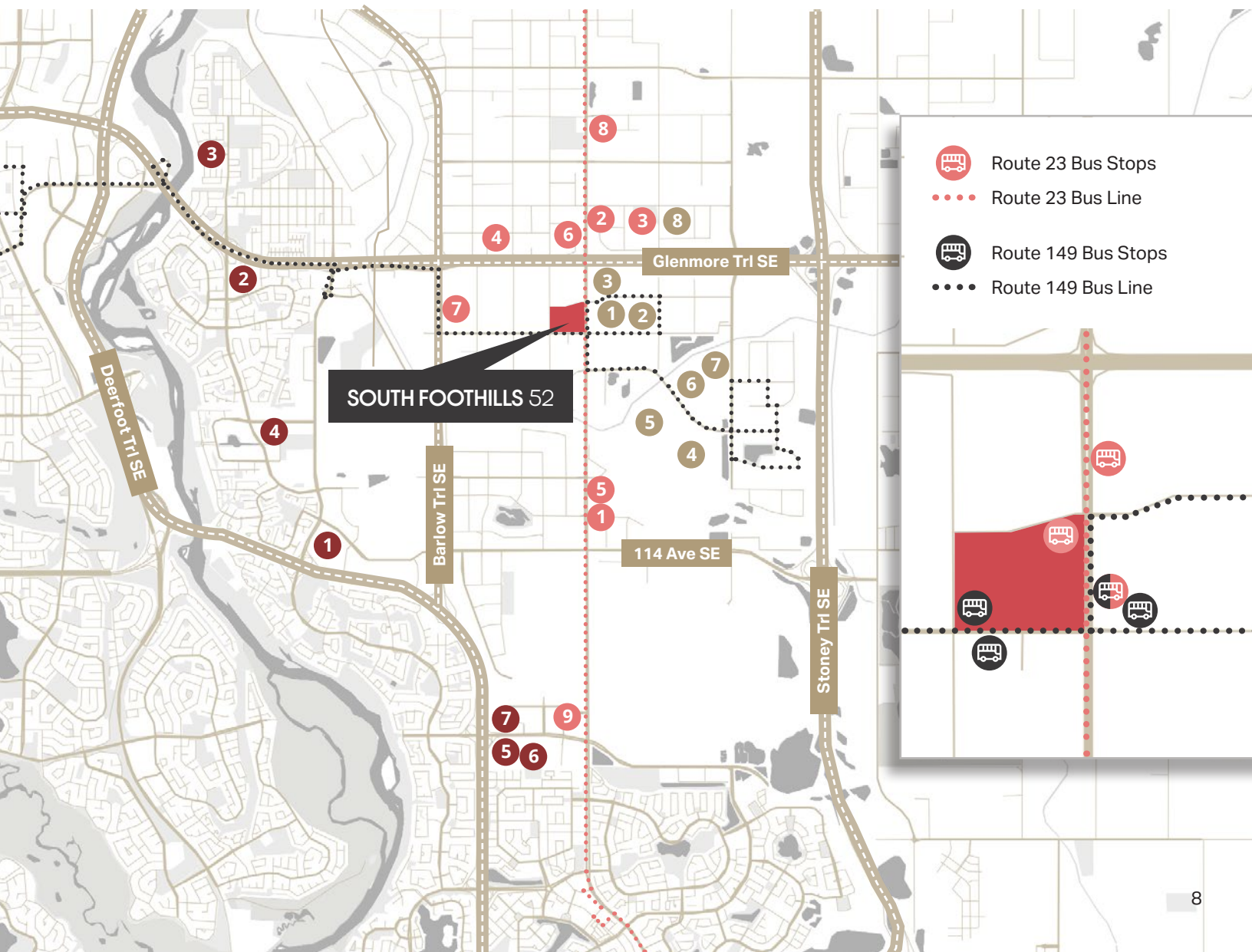
1. Jamrock Lounge & Grill
2. Big Rock Brewery
3. Krave
4. Trent's Kitchen
5. Triple O's
6. Joffe's Coffees Inc
7. Tim Hortons
8. Subway
9. McDonald's

Shopping

1. Douglas Square Shopping Centre
2. Riverbend Centre
3. Lynnwood Shopping Centre
4. Calgary Co-op Quarry Park Food Centre
5. South Trail Town Centre
6. Walmart Supercenter
7. Canadian Tire

Industrial Users

1. Enmax Power Corporation
2. Spectrum Supply Chain
3. Equinox CL3
4. YYC4 Amazon
5. Home Depot (distribution center)
6. Sofina Foods
7. Amazon YYC6 Warehouse
8. Metrie





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