



2312

52nd Avenue SE, Calgary
Rangewinds - Building G

Unit 129 - 11,315 sq ft

Available June 1, 2026

11,315 SF
TOTAL SF - UNIT 129



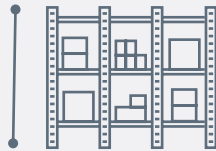
70'W x 162'D
BAY DIMENSIONS



60' W
MARSHALLING
AREA



28'
CLEAR
HEIGHT



3
DOCK
DOORS



Information

- Premises is an end unit with 3 dock doors (8' x 10')
- Warehouse area has over 70' of width
- Office area includes 7 offices, boardroom, kitchen, washrooms and large cubicle area

Specifications

AREA	3,633 SF Office 7,682 SF Warehouse 11,315 SF Total
TERM	5-10 years
CLEAR HEIGHT	28'
HEATING	Warehouse - Gas fired heaters Office - RTU (HVAC)
LOADING	3 dock doors - 8'x10'
PARKING	Shared common stalls
SPRINKLERS	Class III
POWER	100 AMP, 600 VOLT 3 Phase (TBC)
LIGHTING	T5 (to be upgraded to LED)
ZONING	Industrial General
YEAR BUILT	2008

ADDITIONAL RENT
\$8.49 2026 estimate

ASKING RATE
\$13.00 psf



This architectural floor plan shows a long, narrow building layout. The plan is divided into several rectangular rooms by vertical walls. The leftmost room is the largest. To its right are three smaller, narrow rooms. The rightmost section of the plan is a large rectangular area filled with a cross-hatch pattern, indicating a specific material or construction type. The building has a series of small, square openings along the top and bottom edges, possibly representing windows or doors. The overall layout is symmetrical and functional.



Well-connected to various access points.

- Immediate access to: Highway 2, Barlow Trail SE, Deerfoot Trail SE and 50 Ave SE
- 18 minute drive from the Calgary International Airport

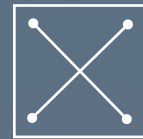




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69M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS
(as of September 30, 2025)



443

PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA



Let's get in touch.

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