



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

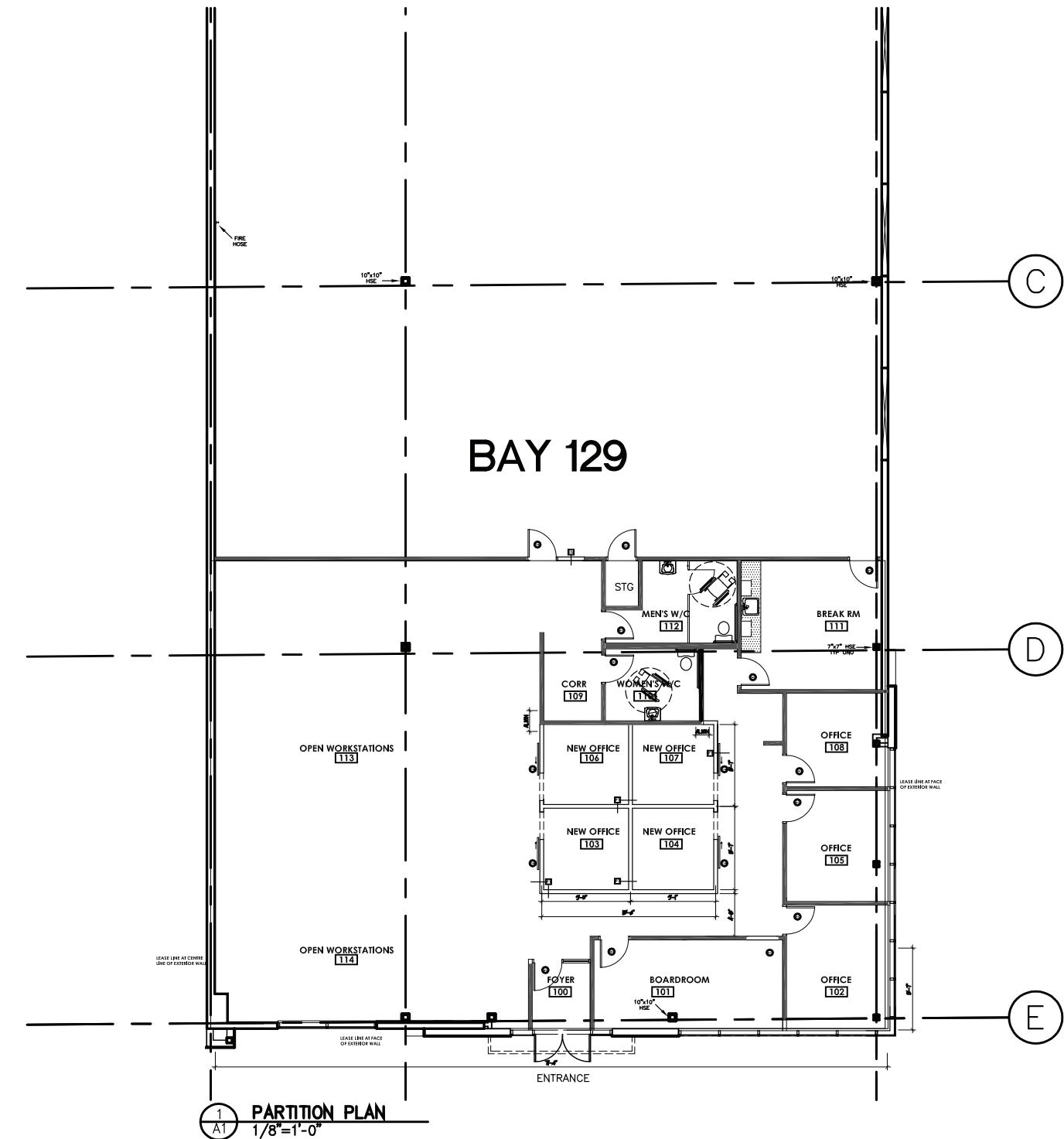
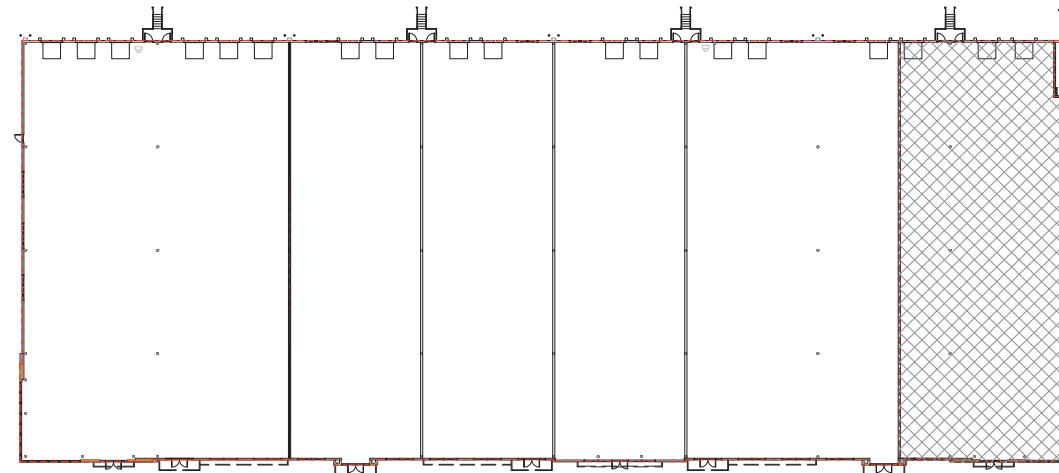
Specifications

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

Floor Plan



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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BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivalled service to enhance our clients' experience and returns.



69M+

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



443

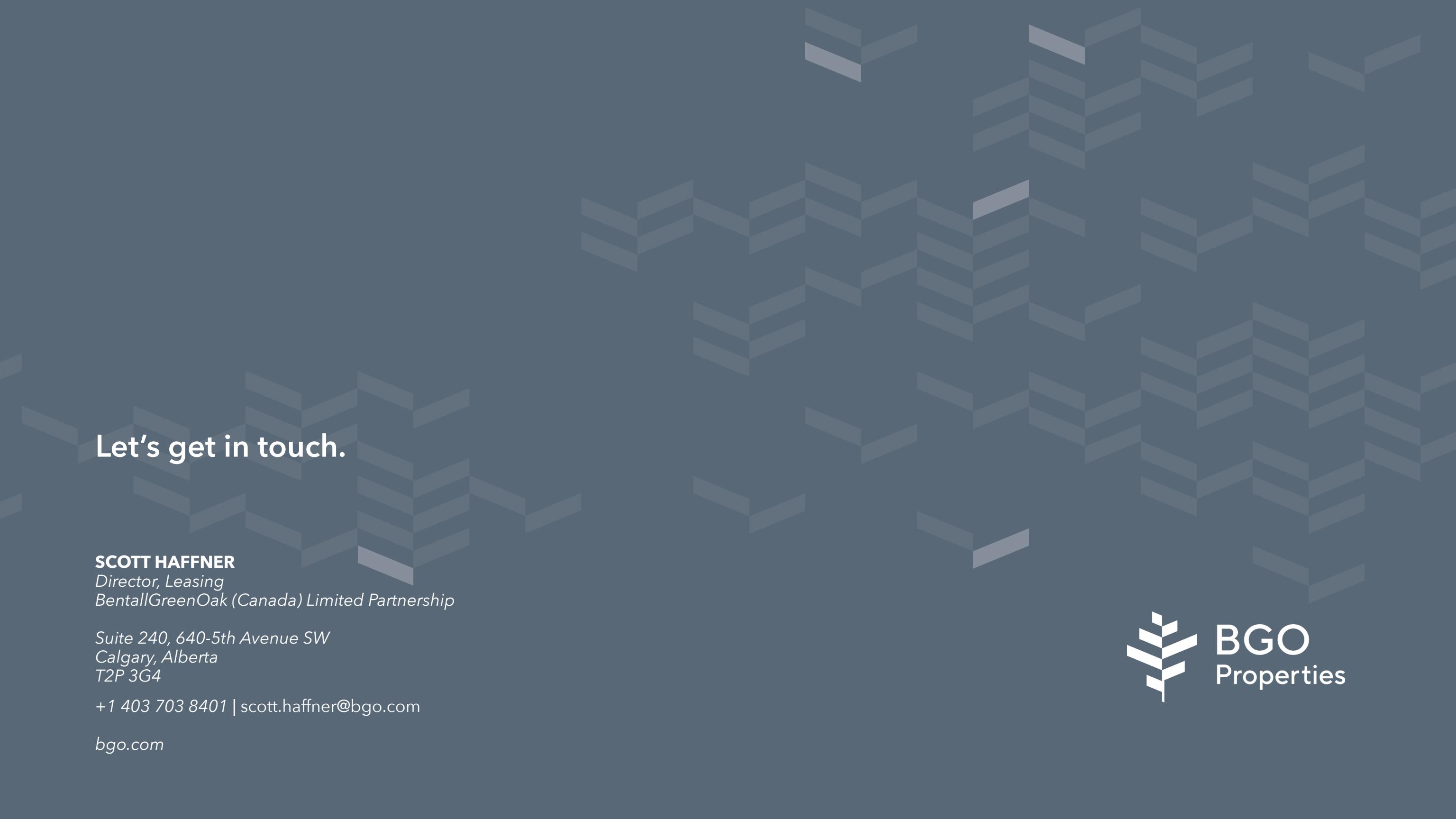
PROPERTIES MANAGED
ACROSS CANADA



950+

EMPLOYEES IN
CANADA





Let's get in touch.

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