

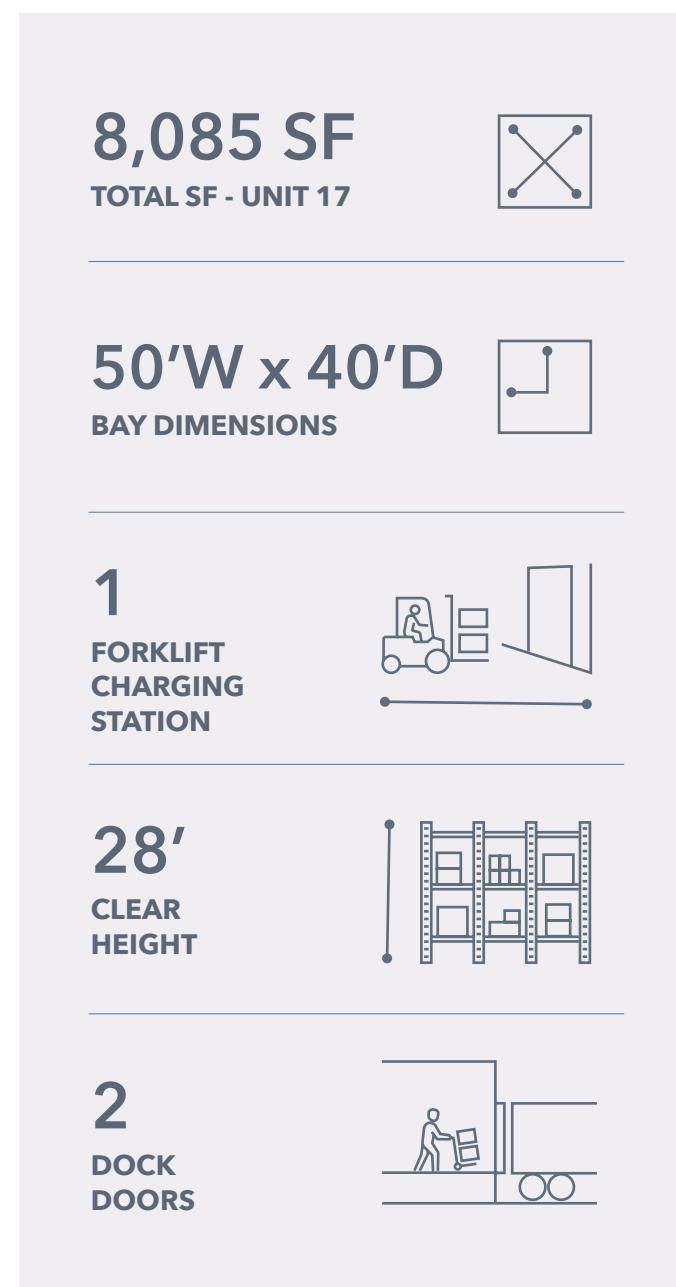


# 2355

52nd Avenue SE, Calgary  
Rangewinds - Building C

*Unit 17 - 8,085 sq ft*

**Available immediately**



# Information

- Excellent access to Barlow Trail, Glenmore Trail
- High end finishes in office area
- Office area includes 4 offices, cubical area, kitchen, washroom and shipping office

# Specifications

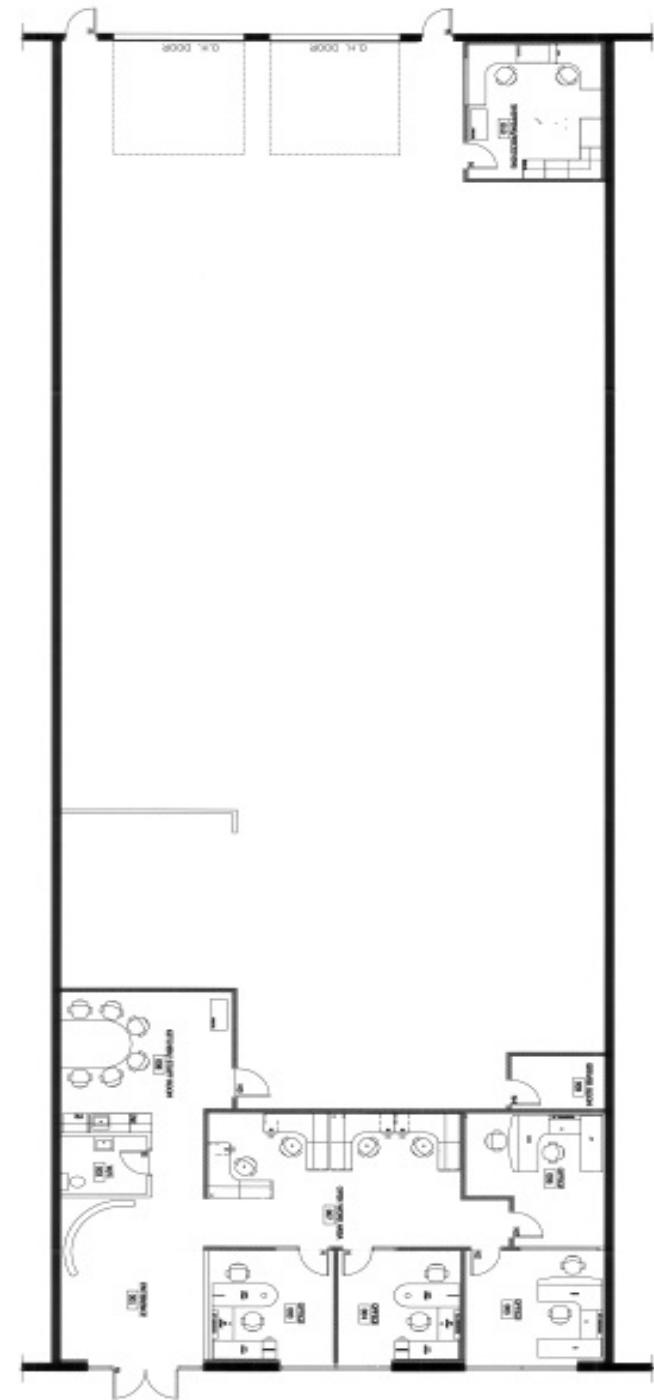
AREA	1,500 SF Office 6,585 SF Warehouse 8,085 SF Total
TERM	5-10 years
CLEAR HEIGHT	28'
HEATING	Warehouse - Gas fired heaters Office - RTU (HVAC)
LOADING	2 dock doors - 8'x10'
PARKING	Shared common stalls
SPRINKLERS	Class III
POWER	200 AMP (TBV)
LIGHTING	LED installed in warehouse
ZONING	I-G Industrial General
YEAR BUILT	2008



**ADDITIONAL RENT**  
**\$8.46 2026 estimate**

**ASKING RATE**  
**\$13.50 psf**

# Floor Plan



# Well-connected to various access points.

- Excellent access to: Barlow Trail, Glenmore Trail, Peigan Trail and Deerfoot Trail.
- 18 minute drive from the Calgary International Airport

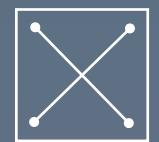




# A leader in Canadian property management.

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

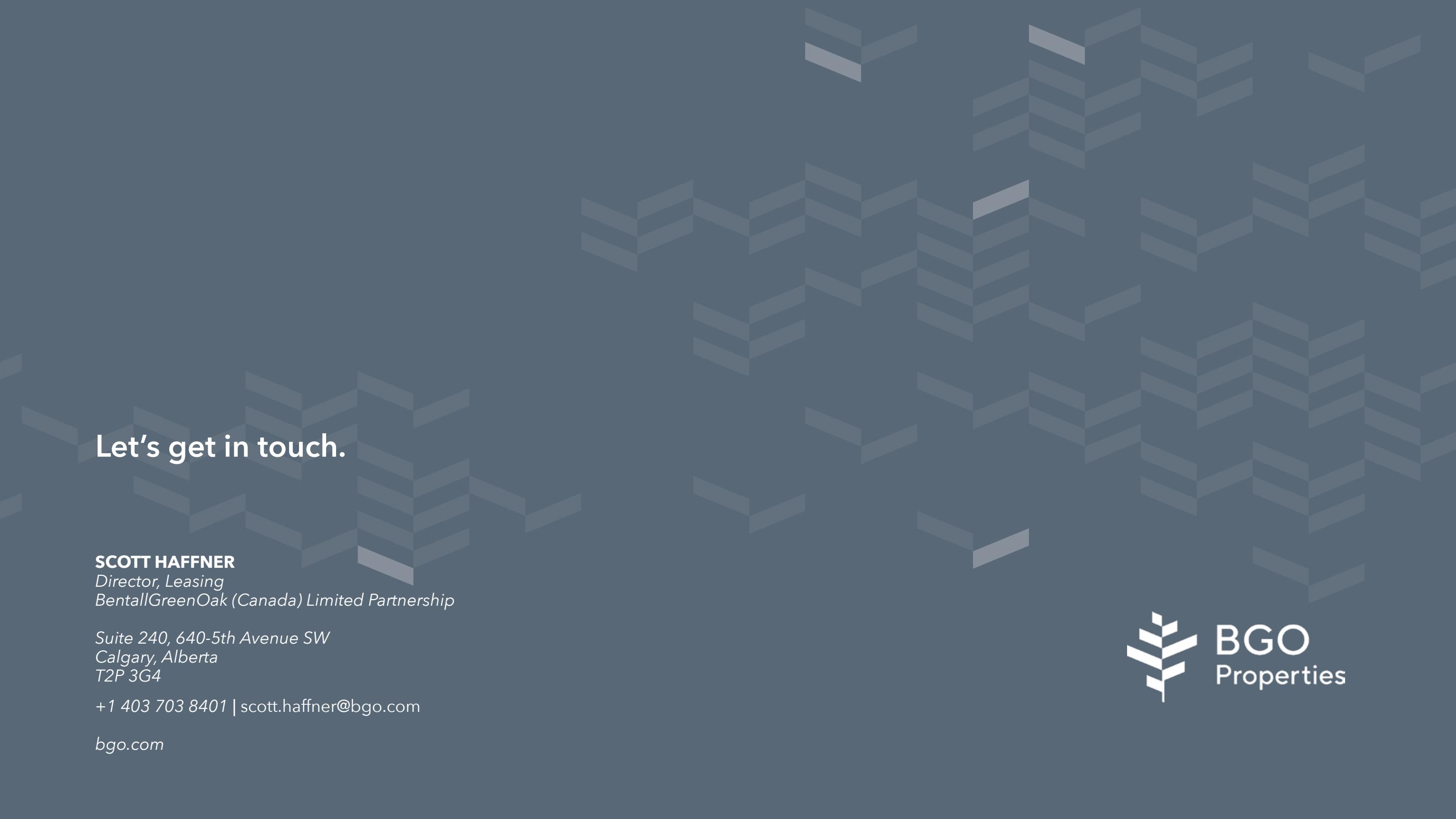
PROPERTIES MANAGED  
ACROSS CANADA



## 950+

EMPLOYEES IN  
CANADA





Let's get in touch.

**SCOTT HAFFNER**

*Director, Leasing  
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