



2355

52nd Avenue SE, Calgary
Rangewinds - Building C

Unit 17 - 8,085 sq ft

Available immediately

8,085 SF
TOTAL SF - UNIT 17



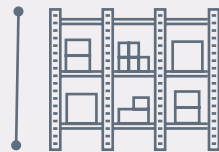
50'W x 40'D
BAY DIMENSIONS



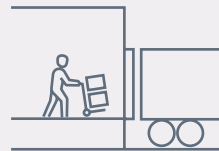
1
FORKLIFT
CHARGING
STATION



28'
CLEAR
HEIGHT



2
DOCK
DOORS



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

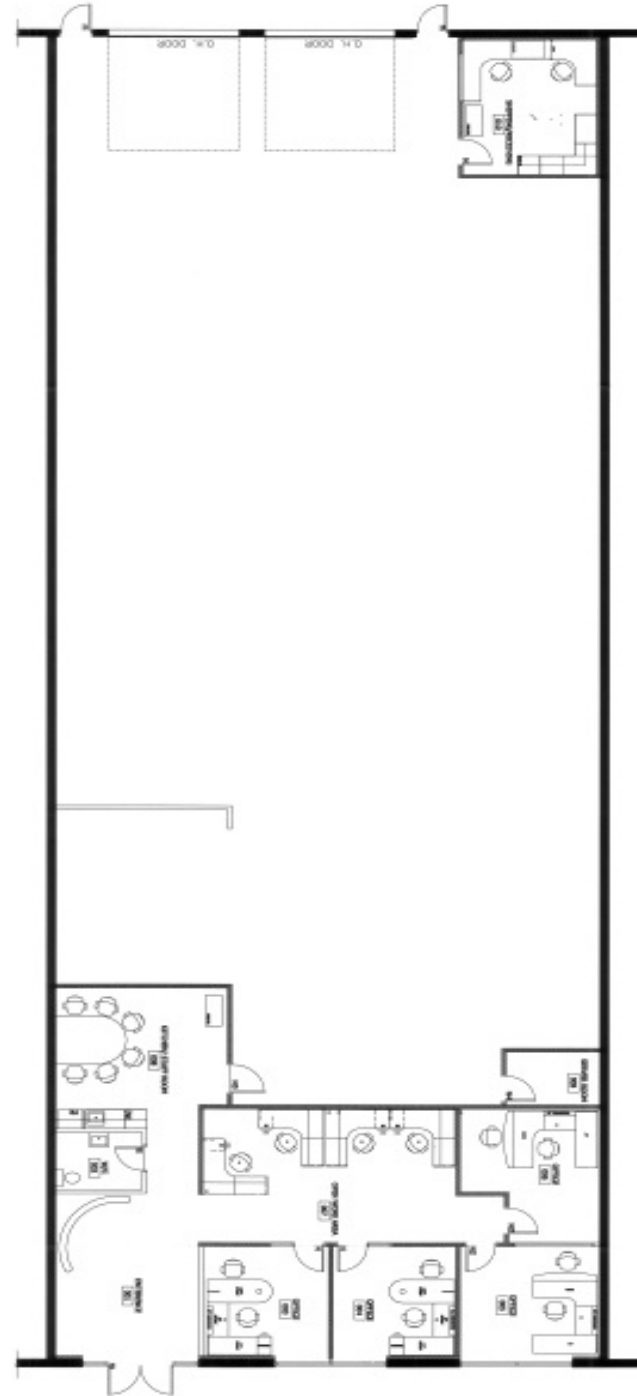
AREA	1,500 SF Office 6,585 SF Warehouse 8,085 SF Total
TERM	5-10 years
CLEAR HEIGHT	28'
HEATING	Warehouse - Gas fired heaters Office - RTU (HVAC)
LOADING	2 dock doors - 8'x10'
PARKING	Shared common stalls
SPRINKLERS	Class III
POWER	200 AMP (TBV)
LIGHTING	LED installed in warehouse
ZONING	I-G Industrial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

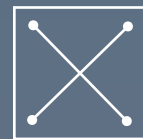




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69M+

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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