

BARLOW CROSSING



AVAILABLE: 30.97 Acres for Lease or Design Build

- HIGHLIGHTS:**
- Lease or design build opportunity on 30.97 acres located at the intersection of Barlow Trail and 90th Avenue SE
 - Land Use: I-G (Industrial – General)
 - Excellent access to Glenmore Trail and Deerfoot Trail
 - New Calgary Co-op Gas Bar & Convenience Store opening Spring 2019
 - City of Calgary Transit via Route 409, 72, 73, 23 and proposed new Route 149

- TRAFFIC COUNTS:**
- 28,000 vehicles per day on Barlow Trail (avg. 2016)
 - 9,000 vehicles per day on 90th Avenue SE (avg. 2016)

OCCUPANCY: January 2020

RATES: Building F starting at \$35.00 per sq. ft. (CRU)
Building G starting at \$15.95 per sq. ft. (Warehouse)
Building H starting at \$14.95 per sq. ft. (Warehouse)
Building I starting at \$14.95 per sq. ft. (Warehouse)
Building J starting at \$15.95 per sq. ft. (Warehouse)

OPERATING COSTS & TAXES: To be determined based on building design