

# 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 90<sup>th</sup> 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 149, 43 and 148.

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

**OCCUPANCY:** January 2020

- RATES:**
- Building F: CRU - 5,250 sq. ft., starting at \$35.00 psf
  - Building G: Warehouse - 100' x 332' – 33,200 sq. ft., starting at \$15.95 psf
  - Building H: Warehouse - 110' x 240' – 26,400 sq. ft., starting at \$14.95 psf
  - Building I: Warehouse - 110' x 240' – 26,400 sq. ft., starting at \$14.95 psf
  - Building J: Warehouse - 100' x 160' – 16,000 sq. ft., starting at \$15.95 psf

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