

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
 - City of Calgary Transit via Route 149

- TRAFFIC COUNTS:**
- 27,000 vehicles per day on Barlow Trail (avg. 2018)
 - 9,000 vehicles per day on 90th Avenue SE (avg. 2018)

OCCUPANCY: August 1, 2020

- RATES:**
- Building B: Fast Food/CRU – 10,900 sq. ft., starting at \$35.00 psf
 - Building F: CRU – 9,491 sq. ft., starting at \$35.00 psf
 - Building G: Warehouse - 100' x 332' – 33,584 sq. ft., starting at \$15.95 psf
 - Building I: Warehouse - 110' x 240' – 26,775 sq. ft., starting at \$14.95 psf

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