

BARLOW CROSSING



AVAILABLE: Industrial and Retail Leasing Opportunities at Barlow Square SE, Calgary, AB

- HIGHLIGHTS:**
- Industrial and retail leasing opportunities on 30.97 acres located at the intersection of Barlow Trail and 90th Avenue SE
 - Land Use: I-G (Industrial General) & I-C (Industrial – Commercial)
 - Excellent access to Glenmore Trail and Deerfoot Trail
 - New Calgary Co-op Gas Bar & Convenience Store; Tim Hortons
 - Exposure to 25,000 vehicles/day on Barlow Trail (average 2019)

OCCUPANCY: Buildings B, F, G, I: Immediately
Building H: 12 months from lease execution

SERVICES: City of Calgary Transit via Route 149

- RATES:**
- Building B:
- Fast Food/CRU - 11,075 sf
 - Starting at \$35.00 per sf Net Rent
- Building F:
- CRU - 9,799 sf
 - Starting at \$35.00 per sf Net Rent
- Building G:
- Warehouse 100' x 332' - 34,321 sf
 - Starting at \$15.95 per sf Net Rent
- Building H:
- Warehouse 295' x 825' – 243,867 sf
 - Net Rent TBD
- Building I:
- Warehouse 110' x 240' - 27,317 sf
 - Starting at \$14.95 per sf Net Rent

OPERATING COSTS & TAXES:

- Buildings B, F & H: TBD
- Buildings G & I: \$6.50 per sf budgeted for 2021