

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: Immediately

SERVICES: City of Calgary Transit via Route 149

- RATES:**
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| Building B: | <ul style="list-style-type: none">• Fast Food/CRU – 8,342 sf available• Starting at \$35.00 per sf Net Rent |
| Building F: | <ul style="list-style-type: none">• CRU - 9,799 sf available• Starting at \$35.00 per sf Net Rent |
| Building G: | <ul style="list-style-type: none">• Warehouse – 22,599 sf available• Starting at \$15.95 per sf Net Rent |

OPERATING COSTS & TAXES: Budgeted for 2022 per sf:
Building B - \$12.58 Building G - \$6.50
Building F - \$12.88