

FOR SUBLEASE

2355 52 AVE SE

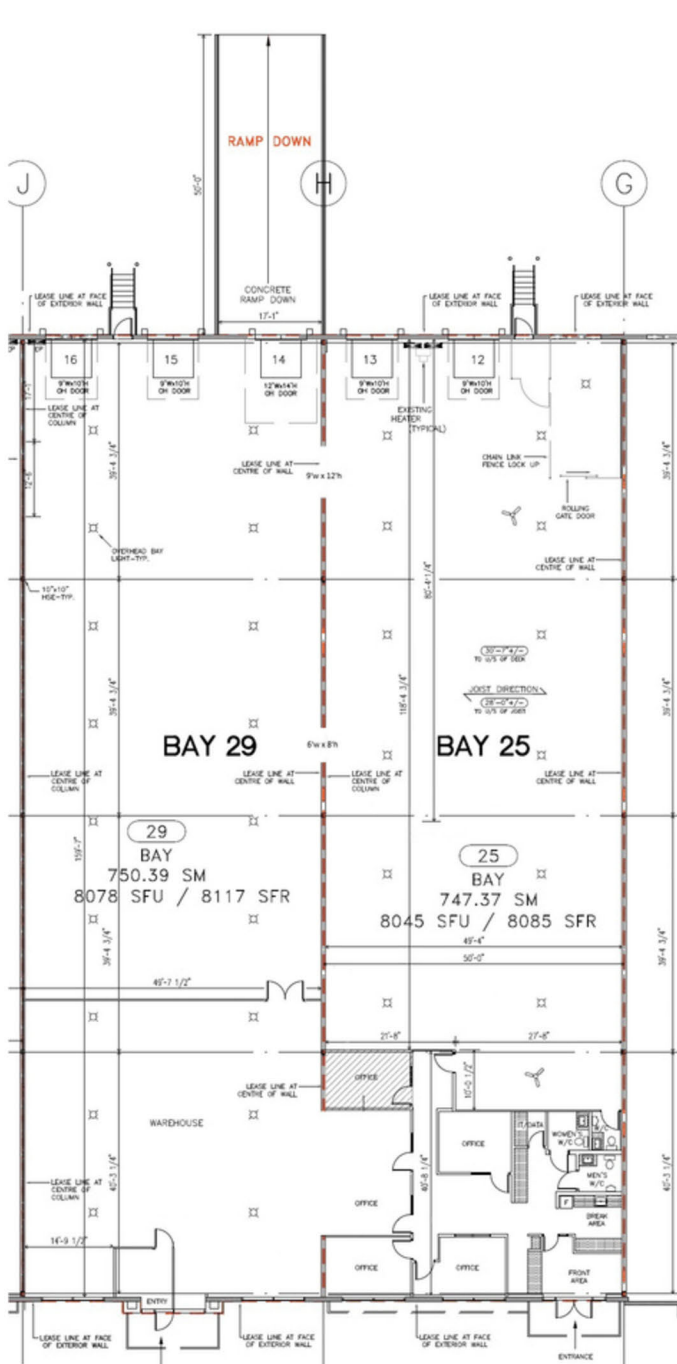
UNIT 25 & 29 - 16, 202 SF

Unit 25 & 29

TERM EXPIRY	May 30, 2027
NET RENT	Below Market
AVAILABILITY	Negotiable
OP COSTS	\$8.46
UNIT SIZE	16,202 SF
SHOWROOM	2,400 SF
OFFICE	1,720 SF
WAREHOUSE	12,082 SF
CEILING HEIGHT	28'
LIGHTING	LED
SPRINKLERS	CLASS III
4 DOCK DOORS	w/ Levelers 9'x10'
1 RAMPED DRIVE-IN	12'x14'
POWER	200amp @347/600 volt (TBV)

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KPLI
GLOBAL





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Well-connected to various access points.



Direct access to major arterials including Barlow Trail, Glenmore Trail, Peigan Trail, and Deerfoot Trail South, keeping your operations moving in every direction.

Minutes from downtown Calgary and just a short 15-minute drive to Calgary International Airport, putting you at the centre of the city's commercial corridor.

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