



24,000 sq. ft.

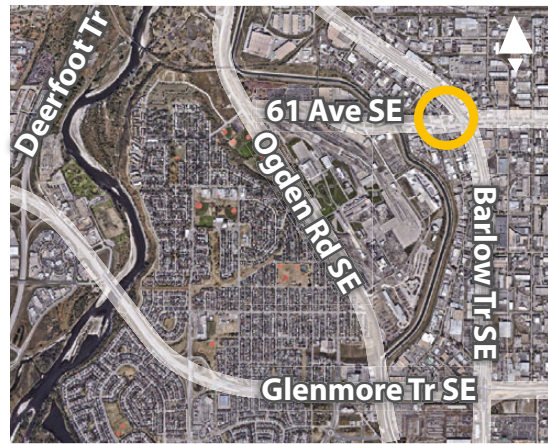
LEASE RATE REDUCED

Barlow Trail SE

61 Avenue SE

SECURED, FENCED, PAVED YARD IN FOOTHILLS INDUSTRIAL FOR LEASE

6118 30 Street SE
Calgary



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LOCAL EXPERTISE MATTERS



- » Secured, fenced, paved yard.
- » Immediate access to Barlow Trail SE

PROPERTY INFORMATION

ADDRESS: 6118 30 Street SE, Calgary

DISTRICT: Foothills Industrial

ZONING: C-COR3 (Commercial – Corridor 3)

AVAILABLE FOR LEASE:

24,000 sq. ft. yard

- » Secured, fenced and paved;
- » Unserviced;
- » Opportunity for electrical service to be brought onto the site for tenant use.

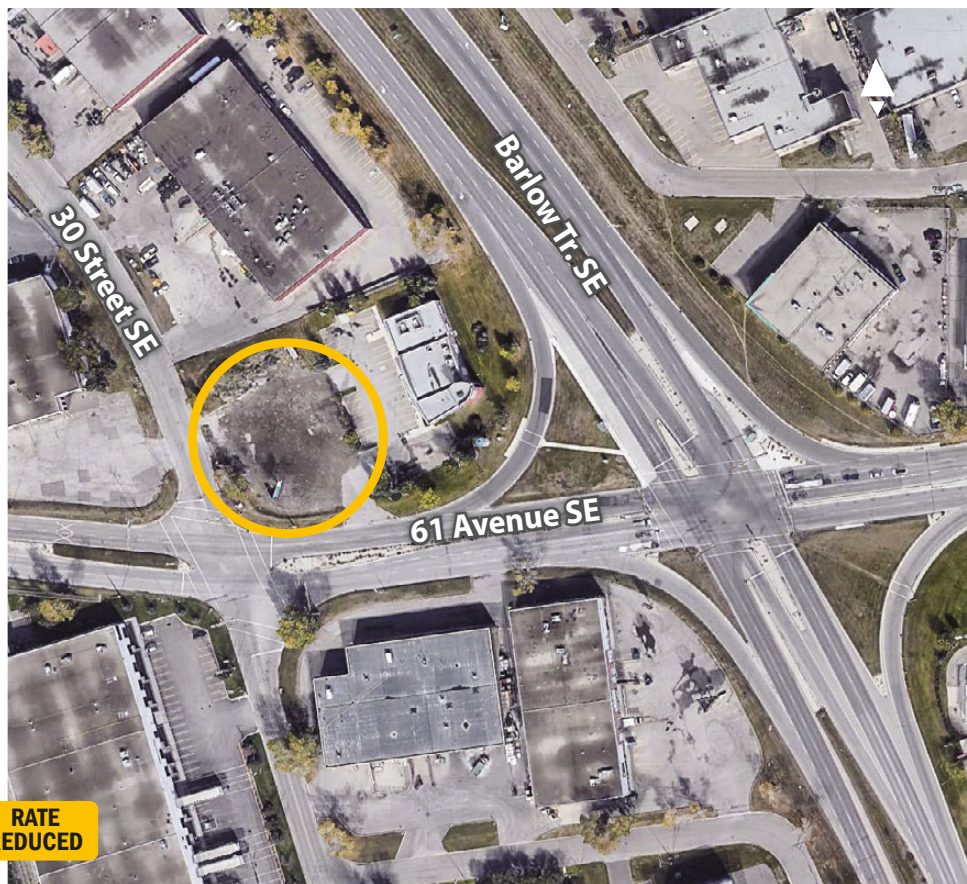
AVAILABILITY: Immediate

OP. COSTS AND TAXES:

\$1.50 per sq. ft. (2026, est.)

NET RENT: \$2.50- \$2.00 per sq. ft. (year 1),
escalating thereafter throughout the lease term.

**RATE
REDUCED**



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BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

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