

FOR LEASE INDUSTRIAL SPACE



FOOTHILLS SOUTH

9168 - 52ND STREET S.E., CALGARY, AB



Property Description

Foothills South is a free-standing, single storey warehouse building. This property is zoned as I-G (Industrial – General) and readily accessible via both Glenmore Trail S.E. and Barlow Trail S.E. This building is situated on 8.89 acres, offers 25.5-foot clear ceiling height and provides parking for 111 vehicles. Fenced storage yard provided directly behind tenant's space at no extra charge.

Building Information

Total Space: 129,725 +/-
Floors: 1
Year Built: 2005
Parking: Double row parking
Available Space: 9,613 SF



MANAGED BY

Morguard
505—3rd Street S.W., Suite 500
Calgary, AB T5P 3G6
T 403-266-1695

LEASING CONTACT

Ben Oldfield
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Building Features

- Multi-Tenant warehouse facility
- Dock and grade level loading
- 25'6" clear ceiling height in the warehouse
- 2000 amp, 3 phase, 600 volt
- Storage Yards available
- Monument Signage
- Building Fibre Optics provider is SHAW



SUITE	AREA (SF)	RENT (PSF)	NOTES	AVAILABILITY
9168	9,613	Market	<ul style="list-style-type: none"> • Single bay unit with approximately 1,000 SF of office space • Bay Dimensions: 40' W x 240' L • (1) - 11'10" x 14' OH drive-in door • (1) - 8' x 10' dock door • 25'6" clear ceiling height • 100 Amps • LED T8 lighting in office • LED high bay fixtures in warehouse • Class III sprinkler system • Fenced storage yard provided directly behind tenant's space at no extra charge 	September 1, 2026

Tenant Cost

OPERATING COST	REALTY TAX	TOTAL ADDITIONAL RENT
\$3.29/SF	\$3.85/SF	\$7.14/SF (2026 est.)

Location



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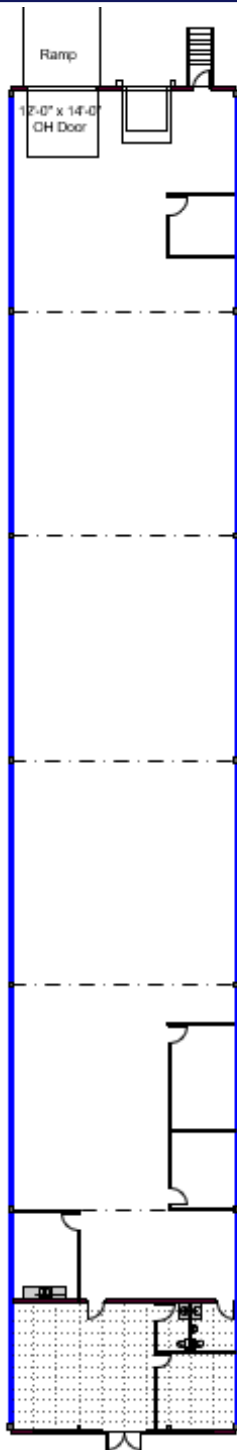
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Floor Plan – 9,613 SF



RENT: Market

2026**Total Additional Rent \$7.14 (psf/yr)****Operating Costs \$3.29 (psf/yr)****Realty Tax \$3.85 (psf/yr)****Available: September 1, 2026**

SPECIFICATIONS

Constructed:	2005
Zoning:	I-G Industrial - General
Unit:	Single bay
Bay Dimensions:	40' w x 240' L
Office:	1,000 sf
Warehouse:	8,613 sf
Dock Doors:	1 - 11'10"x14' OH drive-in door; 1 - 8'4"x9'5" dock door
Clear Heights:	Underside of roof joist 25' 6" clear
Lighting:	LED T8 in office LED high bay fixtures in warehouse
Electrical Service:	100 amp 347/600 volt
MUA:	None
Sprinkler System:	Class III Commodity Classification sprinkler system
Unit Fibre Optics:	None

Building Fibre Optics provider is Shaw

Chain link fenced storage area provided behind each tenant's space at no charge.

Storage Yard: 40 ft x 110 ft (approx)

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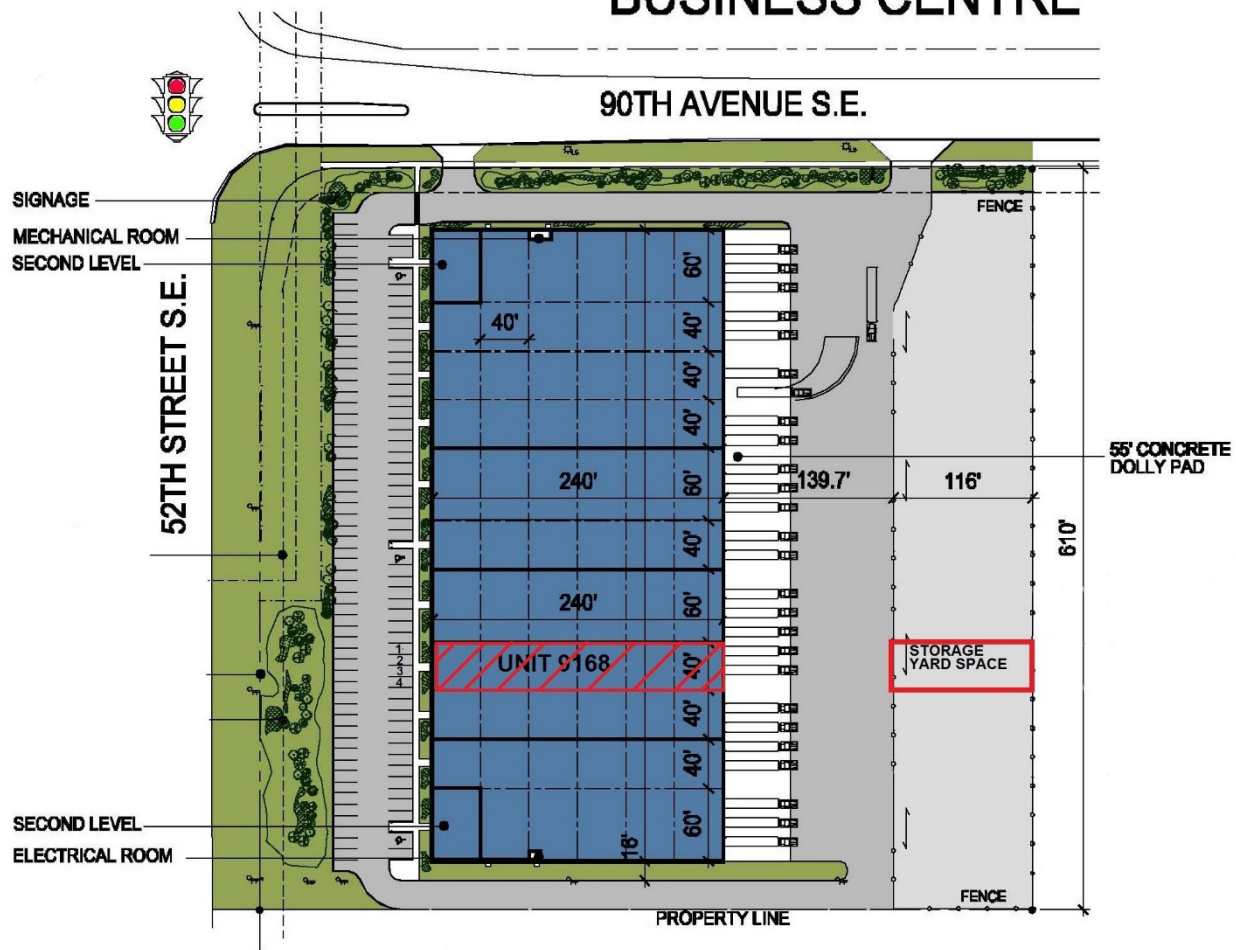
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FOOTHILLS SOUTH

9168 - 52ND STREET S.E., CALGARY, AB

FOOTHILLS SOUTH BUSINESS CENTRE



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