



**FOR SUBLEASE**

**BAYS 5-7**

**11358 BARLOW TRAIL NE**

**CALGARY, AB**



**Lead Agents:**

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# PROPERTY DETAILS

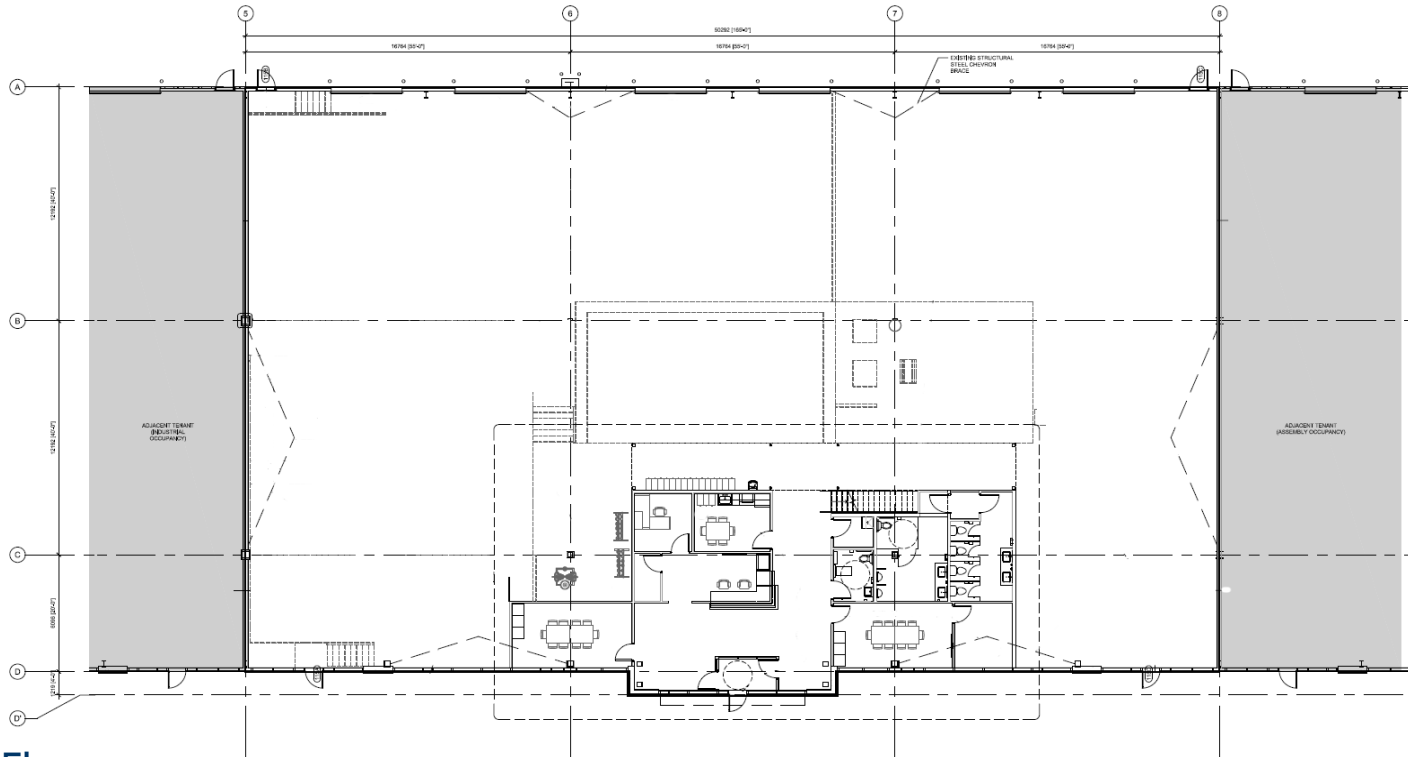
District:	Stonegate Landing
Total Area:	± 16,779 sf
Loading:	6 (12' x 14') drive-in doors
Zoning:	I-C (Industrial Commercial) with an approved Indoor Recreation Facility use
Ceiling Height:	24' clear
Make-up Air:	Yes (capacity TBV)
Lighting:	LED with motion sensors
Sprinklers:	ESFR
Sublease Rate:	Market
Op. Costs:	\$9.32 psf (2024 est.)
Available:	June 1, 2025
Sublease Expiry:	June 29, 2029

## Highlights

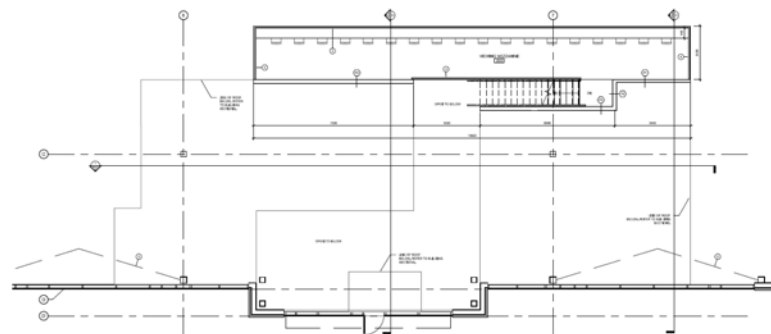
- Well built-out reception, private offices and mezzanine viewing area
- Currently fixtured as recreational use
- Abundance of natural light in the office area
- Coveted I-C zoning, good exposure, and access to Country Hills Boulevard NE
- Gas fired unit heaters
- Double row parking
- 100' building depth



# FLOOR PLAN

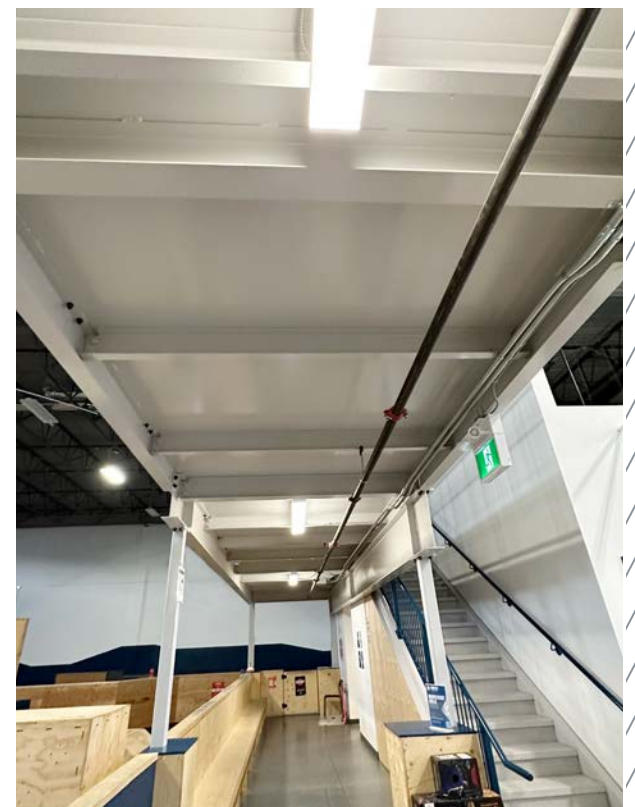


Main Floor



Mezzanine

\*Not to scale, not exactly as shown.



**PHOTOS**

# LOCATION MAP



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