

# INDUSTRIAL SPACE FOR SUBLEASE RANGEWINDS BUSINESS PARK

UNIT #21, BUILDING C, 2355 - 52 AVENUE SE

8,117 SF



**Scout**  
Real Estate Ltd

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# SUBLEASE OPPORTUNITY

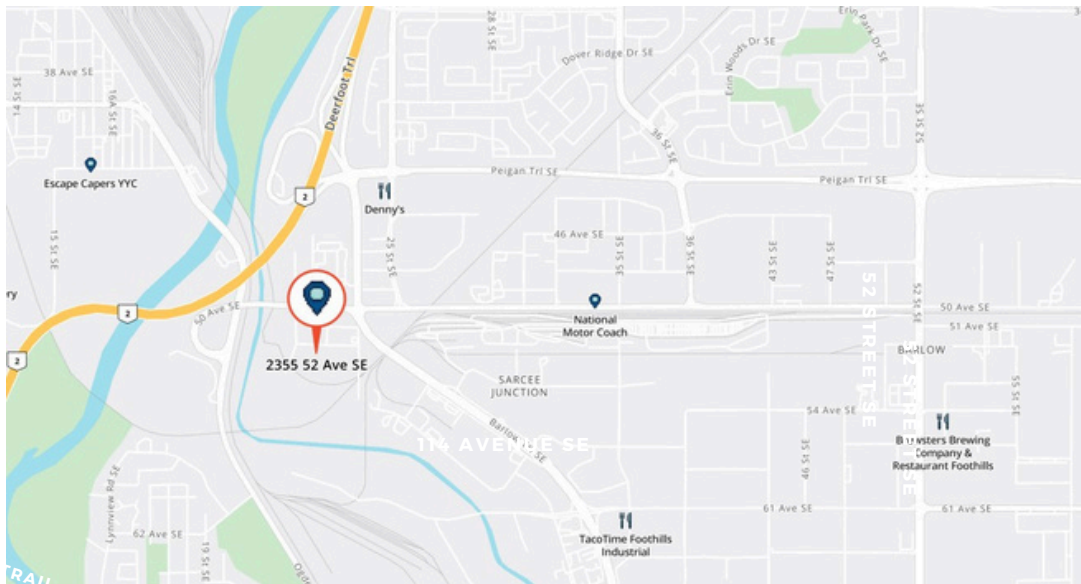
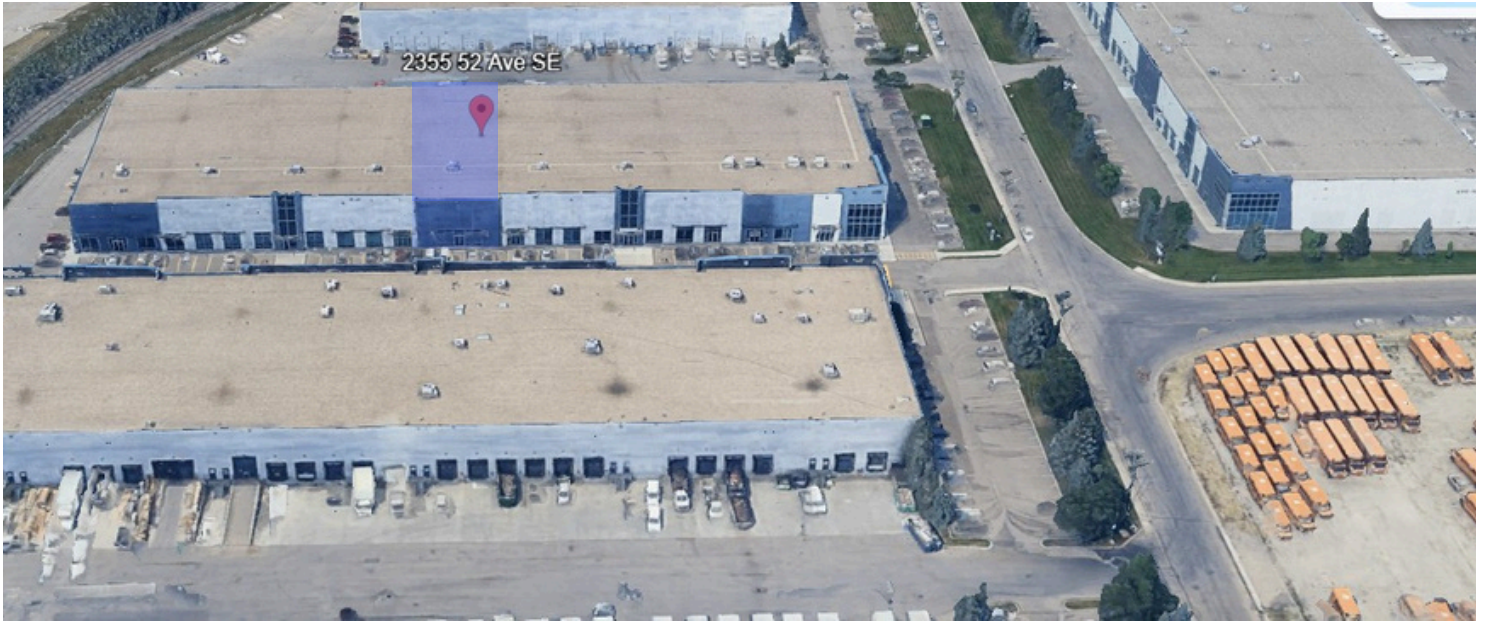
- Size: 8,117 SF
  - 7,467 SF Warehouse
  - 650 SF Office
- Sublease term to January 30, 2030
  - Shorter terms considered
- Available: 15-30 days notice
- Zoning: I-G (Industrial - General)
- Rent: \$13.50 PSF
- Operating Costs: \$8.88 (2026)
- Loading: Two (2) 8'x10' Dock Loading Doors
- Can accommodate 53' trailers
- Ceiling Height: 28'
- Radiant heat
- Power: 200 Amps @ 600 Volts (TBV)
- Easy access to Deerfoot Trail & Barlow Trail SE
- Close to the rail lines.



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# LOCATION MAPS



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