

Demisable

14,820 sf

Warehouse + Front Office

0.25 ac

Secure Fenced Yard



WAREHOUSE+OFFICE IN FOOTHILLS INDUSTRIAL FOR LEASE

5316 36 Street SE
Calgary



4 (12'x14')
drive-ins



600A
power
(TBV)



Secure
fenced
yard



Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com

Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstiles@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Exclusive bonus fenced and paved yard with its own dedicated access point;
- » Equipped with overhead crane;
- » Make-up air system in place;
- » Good access to Barlow Trail and 52 Street SE.



PROPERTY INFORMATION

ADDRESS: 5316 36 Street SE, Calgary

DISTRICT: Foothills Industrial

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

Front office: 1,620 sq. ft.

Warehouse: 13,200 sq. ft.

TOTAL: 14,820 sq. ft.

NEW Demisable – flexible options (please contact).

YARD AREA: 0.25 ac (10,900 sq. ft.) – bonus

LOADING: 4 (12'w x 14'h) drive-ins

CEILING HEIGHT: 16.73' to joist (TBV)

POWER: 600A, 3 phase (TBV)

CRANE CAPACITY: 10 T (TBV)

MAKE-UP AIR: 10,000 CFM (TBV)

PARKING: Ample

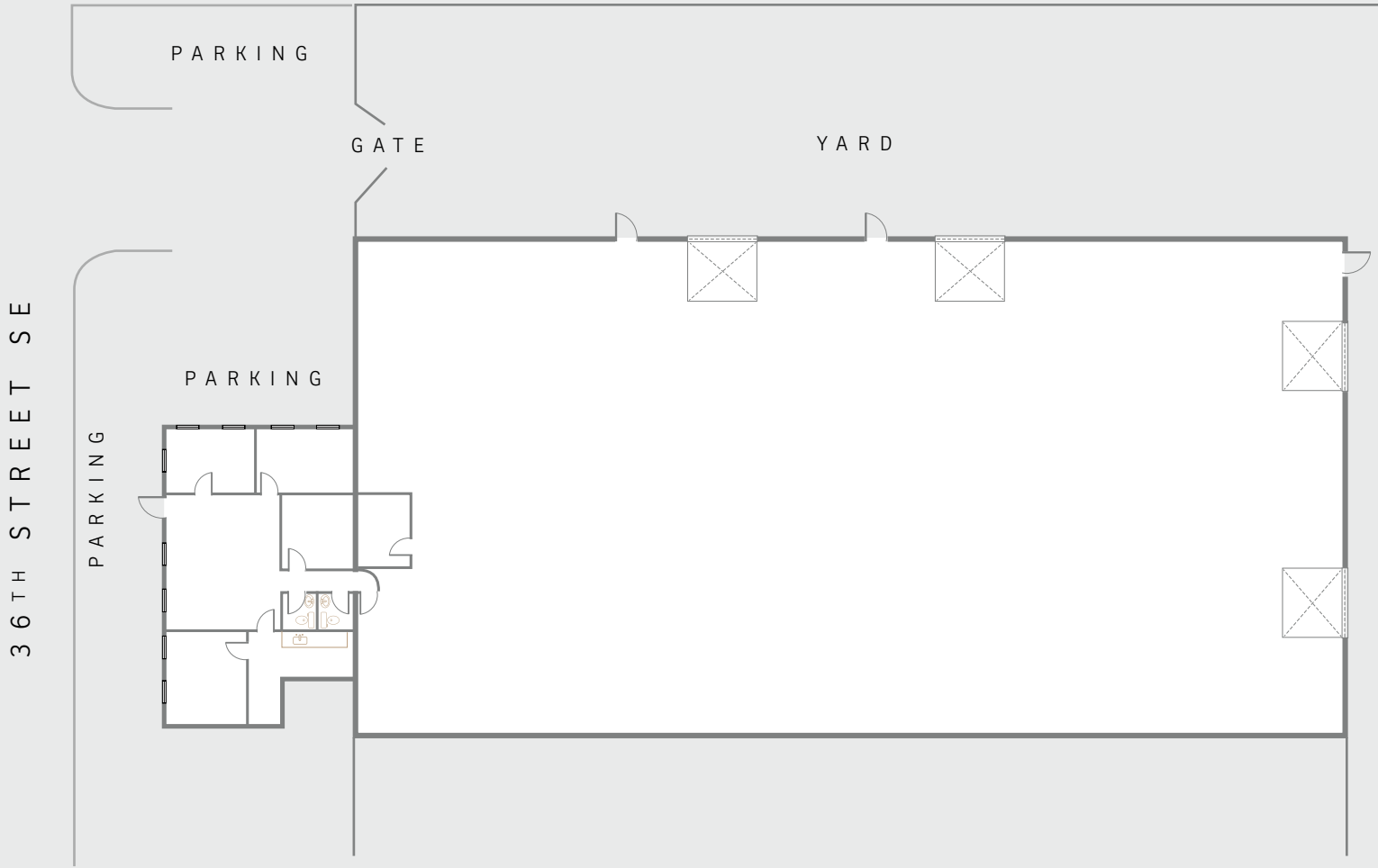
LEASE INFORMATION

AVAILABILITY: On 60-day notice

OP. COSTS AND TAXES:

\$4.00 per sq. ft. (est.) plus utilities

LEASE RATE: Market





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS