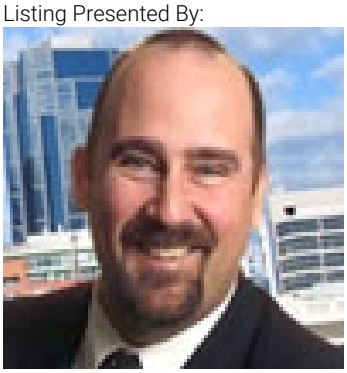


6620 86 Avenue Calgary Alberta

$2

Rare opportunity to lease a prime 8.28-acre (approx. 361,000 SF) heavy industrial parcel strategically situated in Calgary's highly sought-after Foothills Industrial Corridor. IG zoned and fully secured, this site features a compacted gravel surface engineered for heavy equipment, fleet logistics, and large-scale outdoor storage.The property benefits from exceptional surrounding synergy alongside major corporate distribution hubs including Amazon and Home Depot. Freight connectivity is second to none, located just 6 minutes from the CPKC Intermodal Terminal with immediate access to Calgary's primary transport routes along 52nd Street SE, Peigan Trail, and Stoney Trail, as well as a short 24-minute drive to Calgary International Airport. High-caliber, compacted graveled yard space of this scale with direct rail terminal proximity rarely comes available in the SE industrial market. This property also comes with an onsite office and workshop approx 2000 sqf along two oversize drive-in bays. 15 parking outlets as well as area lights (id:6769)

Listing Presented By:



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Century 21 Bravo Realty

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca