

2,928 sf

Warehouse + Office



## WAREHOUSE+OFFICE IN SKYLINE FOR SUBLEASE

908 53 Avenue NE  
Calgary



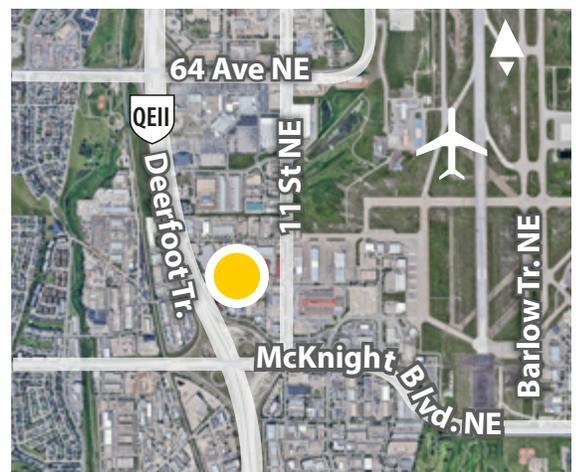
1 (8'x10')  
dock



200A power  
(TBV)



Ceiling  
height



**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



LOCAL  
EXPERTISE  
MATTERS



- » Located in Skyline Industrial, one of Calgary's most established industrial nodes, with close proximity to Calgary International Airport and key logistics corridors, including McKnight Boulevard and Deerfoot Trail.
- » Large paved yard with dual access points, allowing for efficient traffic flow and maneuvering.

## PROPERTY INFORMATION

ADDRESS: 908 53 Avenue NE, Calgary

DISTRICT: Skyline Industrial

ZONING: I-G (Industrial General)

AVAILABLE FOR SUBLEASE:  
2,928 sq. ft. – Unit H

LOADING: 1 (8'w x 10'h) dock

CEILING HEIGHT: 18' (TBV)

POWER: 200A (TBV)

PARKING: Front and street

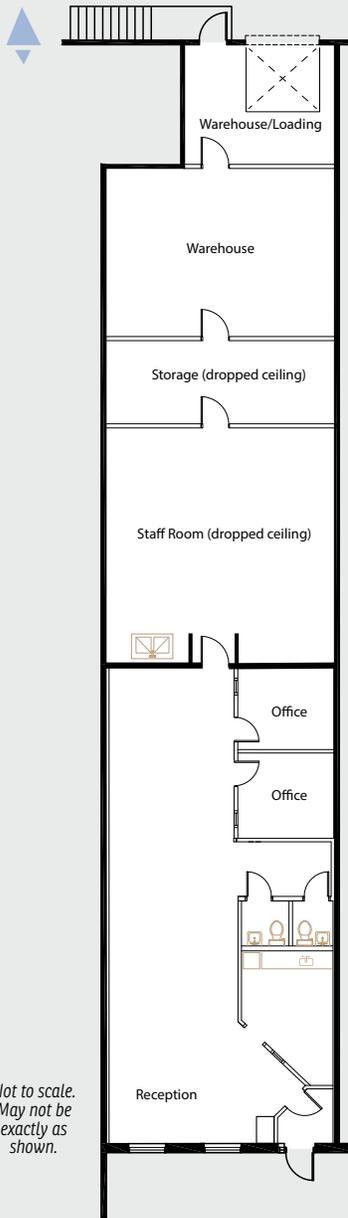
## SUBLEASE INFORMATION

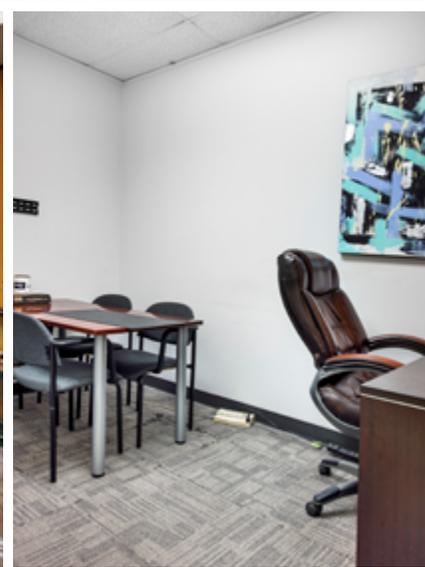
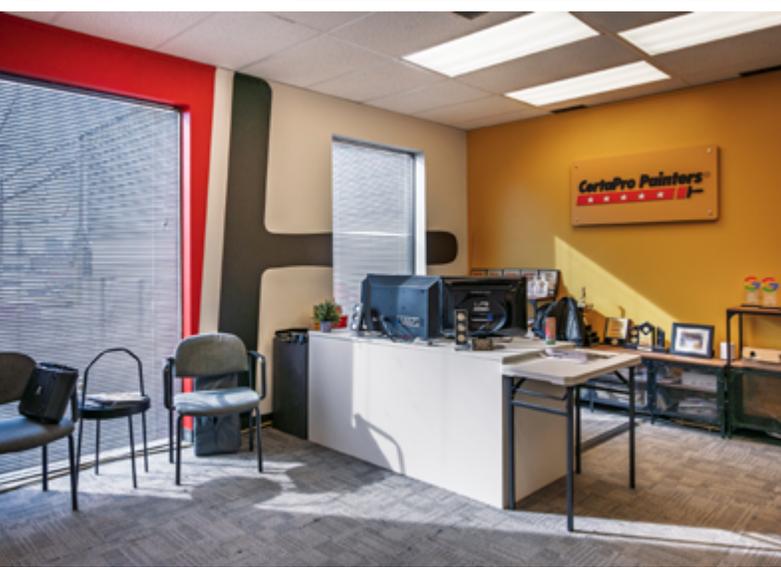
AVAILABILITY: June 1, 2026

SUBLEASE TERM:  
February 28, 2027.

OP. COSTS AND TAXES:  
\$6.25 per sq. ft. (est.)

SUBLEASE RATE:  
\$15.75 per sq. ft.





**Staff Room**

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LOCAL EXPERTISE MATTERS