

INDUSTRIAL CONDO FOR SALE

DIRECT EXPOSURE TO GLENMORE TRAIL

6027 - 79TH AVENUE SE, UNIT 2101, Calgary, AB



DEVELOPED BY

Beedie/

MARKETED BY

Colliers

Opportunity

Unit 2101 at Glenmore Trail Corporate Centre offers a unique opportunity to acquire a state-of-the-art industrial condominium unit with direct exposure to Glenmore Trail. With a unit size of $\pm 7,582$ square feet, this premium warehouse space is part of a dynamic complex that home to a strong mix of light industrial and business tenants. Located in Southeast Calgary's well-established Great Plains Industrial Park, the area provides convenient access to major transportation routes and a range of nearby amenities, including gas stations, restaurants, and public transit options.

Key Benefits



- Excellent access to Glenmore Trail SE, 52nd Street SE & 68th Street SE
- Close proximity to Stoney Trail Ring Road & Deerfoot Trail
- Direct exposure to Glenmore Trail (30,000+ vehicles per day)



- Close proximity to established industrial sector & amenities



- Controlled intersection at 68th Street SE & Glenmore Trail
- Nearby public transportation options

About the Developer

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, they are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Their integrated structure allows them to implement the highest construction and design standards, and their legacy of relationship building enables them to deliver projects that drive commercial value. As Beedie grows our operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.



Location Overview

Glenmore Trail Corporate Centre is strategically located in the heart of Southeast Calgary's thriving Great Plains industrial district. With direct access to major transportation routes, including Stoney Trail, Deerfoot Trail, and Glenmore Trail, which sees over 30,000 vehicles daily, this highly accessible space offers exceptional visibility and connectivity. Positioned in a rapidly expanding commercial hub, it is an ideal location for businesses to call home.



STONEY TRAIL
2.5 KM | 5 MINS



YYC AIRPORT
29 KM | 30 MINS



CITY CENTRE
15 KM | 20 MINS

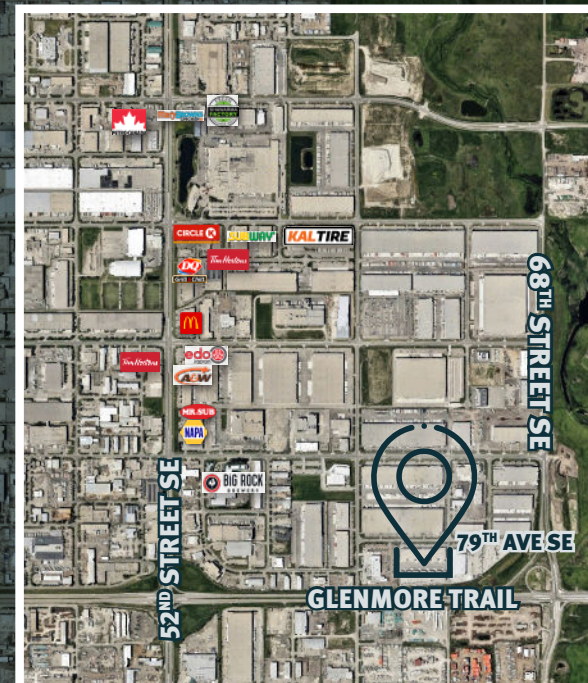
DEERFOOT TRAIL

BARLOW TRAIL SE

GLENMORE TRAIL



STONEY TRAIL



Building Specs

Zoning	I-G, Industrial General
District	Great Plains
Year Built	2017
Available Area	± 7,582 Square Feet
Ceiling Height	26' Clear
Loading	1 Drive-in Door (12'x14') 1 Dock Door (8'6"x10')
Power	200 Amp, 347/600 Volt (TBV)
Lighting	T5
Sprinklers	ESFR
Parking	11 Assigned Stalls
Available	June 1, 2025

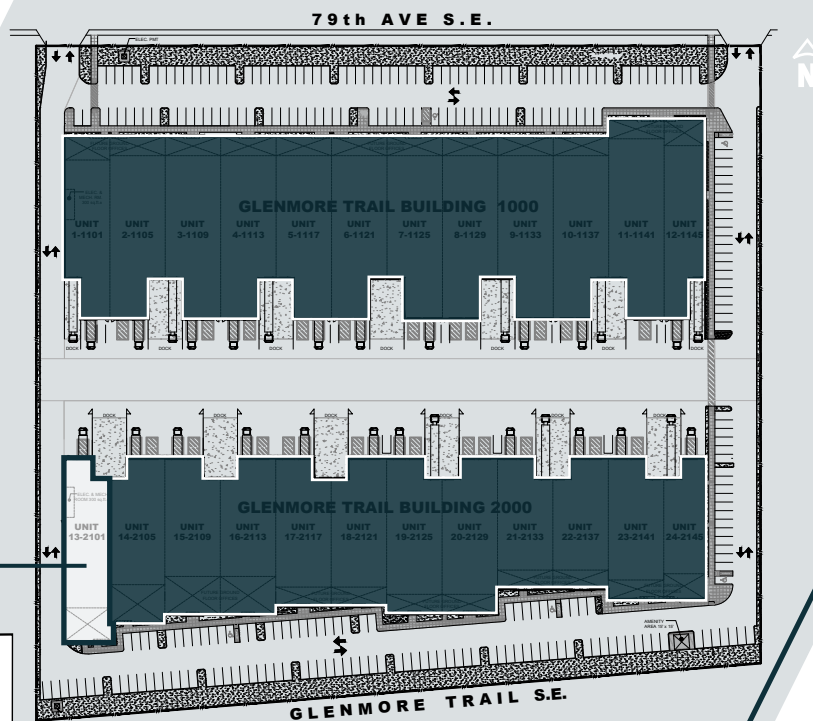
MARKET

ASKING SALE PRICE

\$6.70 PSF

OP COSTS [EST. 2025]

SITE PLAN



UNIT HIGHLIGHTS

- ±6,310 SF Warehouse
- ±1,272 SF Office
- Forced air heating
- HRV (CFM - TBV)
- Multiple private offices
- Dock and drive-in loading
- Washroom and kitchenette
- End-cap unit

Photos



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