



RANGEWINDS Business Park

±4,396 SF FOR LEASE

Functional warehouse space with
50th Avenue exposure and excellent
access across Calgary

Where location meets functionality

Rangewinds Business Park offers businesses a practical industrial setting in Calgary's southeast, combining the convenience of an established business park with the flexibility to support a range of day-to-day operations. Well suited for service, light industrial, and distribution users, Building H provides a convenient base for teams that need to manage operations, serve customers, and coordinate activities from a single location. With its central positioning and functional design, Rangewinds H offers a straightforward solution for businesses looking to establish or strengthen their presence in Calgary.

PROPERTY HIGHLIGHTS



Balanced industrial footprint of $\pm 4,396$ SF, comprising of $\pm 1,162$ SF office and $\pm 3,234$ SF warehouse space



Established office configuration with private offices, open workspace, and kitchenette to support daily operations



Functional warehouse space featuring 21' clear height, 88'x34' warehouse dimensions, and 1 drive-in door



Industrial-ready infrastructure with 100 amp, 347/600V three-phase power with transformer for 120/208V



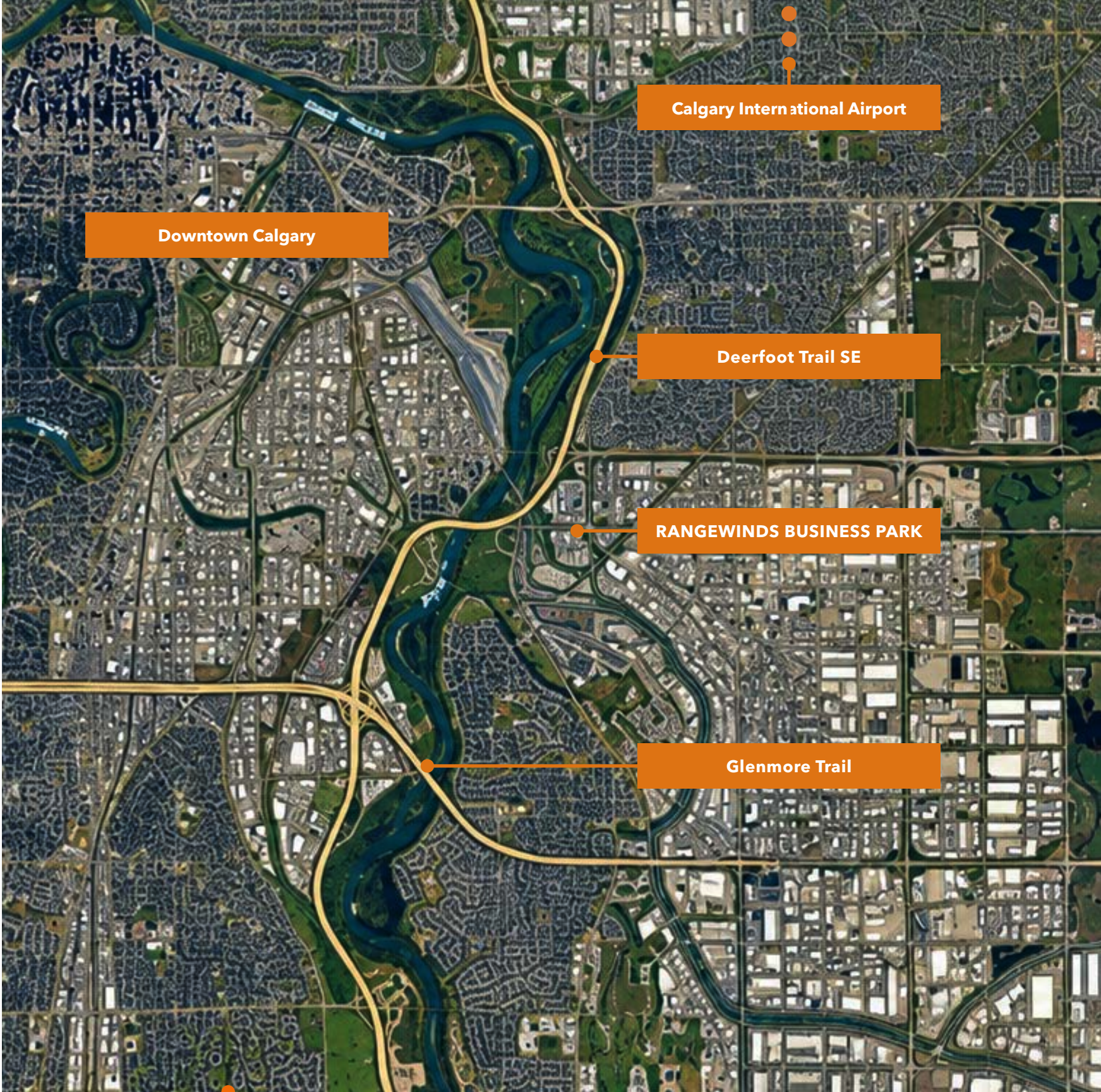
Connected to what moves business

Located at 2331 50th Avenue SE, Rangewinds Business Park places businesses in a well-connected southeast Calgary location with prime exposure along 50th Avenue and excellent access to Barlow Trail, Peigan Trail, Glenmore Trail and Deerfoot Trail. The location keeps downtown within close reach while Calgary International Airport is also just a short drive, supporting convenient movement across the city and beyond.

DISTANCE AND DRIVE TIMES

Barlow Trail SE	±0.5 km	±2 minutes
Peigan Trail SE	±1.5 km	±3 minutes
Deerfoot Trail SE	±2.5 km	±5 minutes
Glenmore Trail	±4.5 km	±8 minutes
Calgary International Airport	±19 km	±20 minutes
Downtown Calgary	±9 km	±15 minutes

EXPLORE THE AMENITIES NEAR RANGEWINDS 



Building H - Unit 108

±4,396 SF



SPECIFICATIONS	
ADDRESS	2231 - 50th Avenue SE, Calgary, AB
AVAILABILITY	December 1, 2026
TOTAL AVAILABLE SPACE	±4,396 SF
OFFICE	±1,162 SF
OFFICE BUILD-OUT	4 offices, open space, kitchenette, washroom
WAREHOUSE	±3,234 SF
ZONING	I-G (Industrial General)
DRIVE-IN DOOR	1 drive-in loading dock door
LIGHTING	LED
CLEAR HEIGHT	21'
SPRINKLERS	Class III
ELECTRICAL	100 Amp, 347/600v 3-phase with transform for 120/208 volt
HVAC	Rooftop unit (office) Radiant heater (warehouse)
PARKING	Shared common stalls on north side of building
ASKING RATE	\$16.00 PSF
ADDITIONAL RATE	\$8.49 PSF (2026)

An industrial business hub powered by people

Calgary offers a compelling environment for businesses looking to establish or expand an industrial base, combining strong regional connectivity with access to a growing and work-ready labour market. Population growth is complemented by high labour force participation and a strong concentration of workers in trades, transport, sales, and service occupations. With prime exposure to 50th Avenue SE and excellent access to Barlow Trail, Glenmore Trail, Peigan Trail and Deerfoot Trail, Rangewinds H is well situated to support companies seeking efficient operations, scalable workforce access, and long-term business growth.



1,788,987

Total population in Calgary, representing a 17.1% growth from 2020



\$163,670

Average household income, projected to increase to \$188,928 over the next five years



91.8%

Percentage of the labour force that is estimated to be employed for the current year



38 years

Median age in Calgary, projected to be 39.2 in 5 years from now



Top occupational categories

Sales and service (15.8%),

Business finance administration (13.8%)



Source: Environics Analytics Envision

Professionally managed, expertly executed



PROPERTY MANAGEMENT

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 420 properties under our management representing over 67 million square feet of commercial and residential property (as of June 30, 2026), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 940 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

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OWNERSHIP

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