BGO Properties

2808

Hopewell Place NE

±38,235 SF FOR LEASE

High-capacity industrial space featuring extensive loading facilities, secure yard, and excellent access to the Calgary market



Where capacity meets capability

2808 Hopewell Place NE offers businesses a substantial industrial footprint within an established industrial node in Calgary. Designed to accommodate a range of operational needs, the property combines versatile warehouse space with dedicated office facilities, providing a practical environment for businesses to manage day-to-day activities, coordinate logistics, and support their teams. With convenient access to Calgary's northeast transportation network, Unit 125 is well positioned for distribution, warehousing, and other industrial users seeking a functional and connected location to support their operations.

PROPERTY HIGHLIGHTS

- ±38,235 SF with an established office component featuring 12 offices and a boardroom
- Seven dock doors with levellers plus one 12′ x 14′ overhead drive-in door to support efficient shipping and receiving
- 25′7″ clear height and I-G General Industrial zoning provide flexibility for a range of industrial operations
- Fenced secure yard area complemented by a roof replaced across 2025 and 2026



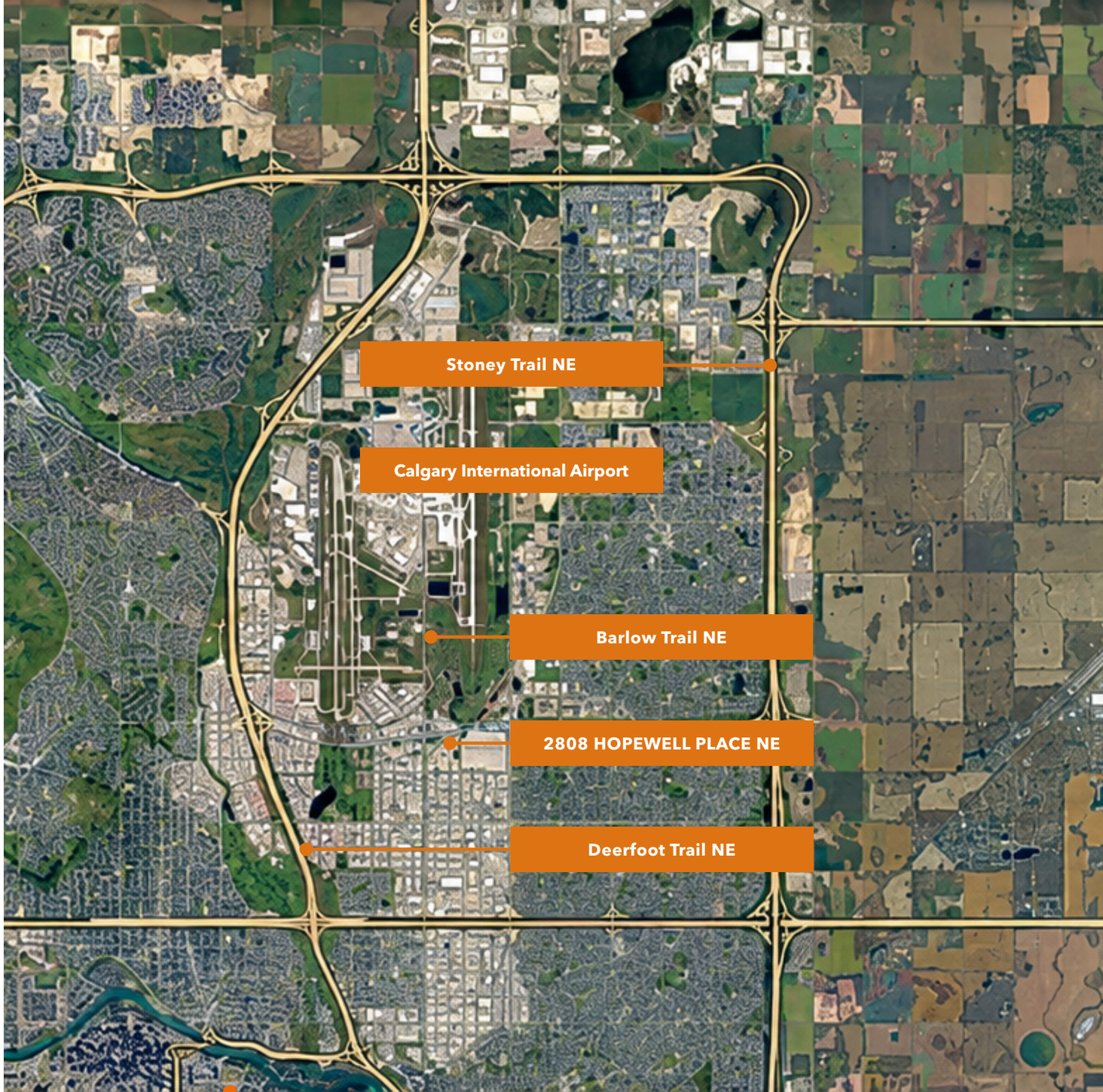
Connected to what moves business

Located within an established industrial area in Calgary, 2808 Hopewell Place NE provides convenient access to major logistics routes and Calgary's broader transportation network. Calgary International Airport as well as a number of dining and retail amenities are a short drive away. Downtown remains within convenient reach, supporting the efficient movement of employees, service vehicles, and freight throughout the city and region.

DISTANCE AND DRIVE TIMES

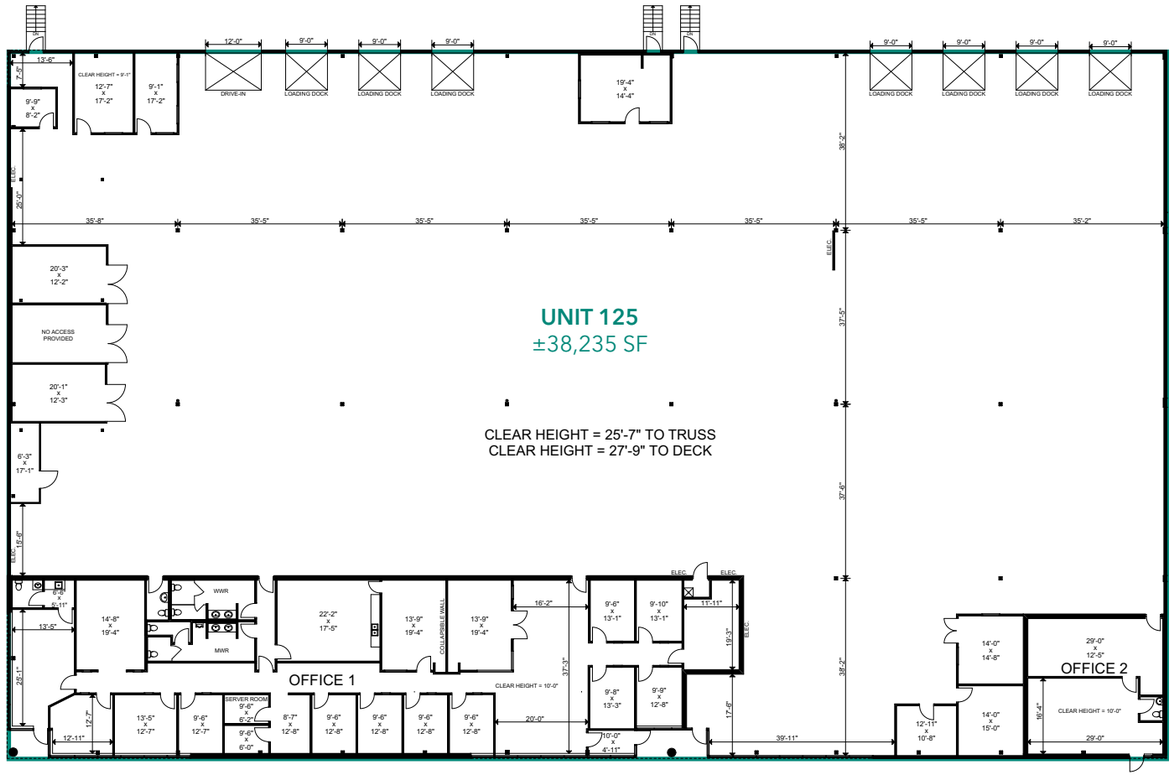
McKnight Boulevard NE	±1 km	±2 minutes
Barlow Trail NE	±1.5 km	±3 minutes
Deerfoot Trail NE	±5 km	±7 minutes
Stoney Trail NE	±9 km	±12 minutes
Calgary International Airport	±8 km	±10 minutes
Downtown Calgary	±9 km	±15 minutes

EXPLORE THE AMENITIES NEAR THE PROPERTY



Unit 125

±38,235 SF



SPECIFICATIONS	
ADDRESS	2808 Hopewell Place NE, Calgary, AB
AVAILABILITY	May 1, 2027
TOTAL AVAILABLE SPACE	±38,235 SF
TERM	5 years
OFFICE BUILD-OUT	12 offices, 4 washrooms, boardroom
ZONING	I-G (Industrial General)
CLEAR HEIGHT	25’7”
LOADING	Seven (7) dock doors with levellers; one (1) 12’x14 overhead drive-in door
LIGHTING	Fluorescent in office and warehouse
SPRINKLERS	Standard
HVAC	Office - HVAC; Warehouse - Gas-fired unit heaters and radiant tube heating
MAKE-UP AIR (MUA)	1 unit with 8,500 CFM (TBC)
POWER	400 amps/600 Volts (TBC)
DRAINAGE	(1) located in warehouse
YARD AREA	Fenced secure area
ROOF	Replaced in 2025 and 2026
YEAR BUILT	2006
ASKING RATE	Inquire with leasing agent
ADDITIONAL RATE	$7.34 PSF/year (2026 estimate)

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 proximity to Calgary International Airport, major highway infrastructure, and established northeast industrial nodes, Airport Crossing is well positioned 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 years from now

Top occupational categories

Sales and service (15.8%),

Business finance administration (13.8%)

Trades, transport, operators (11.8%)



Source: Environics Analytics Envision

Professionally managed, expertly executed

BGO Properties

Choosing a BGO Properties-managed space means more than finding the right location. It means having an experienced team, reliable service, and the strength of a national platform supporting your business. With more than 420 properties and 67 million square feet under management across Canada (as of June 30, 2026), BGO Properties brings established expertise and proven processes to every building we manage.



CONNECTED SERVICE THAT STAYS AHEAD

Our ClikFIX platform provides access to a 24/7 contact centre and centralized tenant portal, making it easy to submit and track service requests, receive updates, and stay informed about your building.

PROACTIVE BUILDING MANAGEMENT

Preventive maintenance, regular inspections, and building systems monitoring help identify issues early, maintain functionality, and minimize disruptions to daily operations.

EXPERIENCED TEAMS, LOCAL EXPERTISE

Our local property management teams understand the buildings they manage and the businesses they serve. Supported by specialized expertise across Canada, they deliver practical solutions tailored to tenant needs.

Secure your next space

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