



# FOR LEASE

## 13420 52 St S.E. Calgary, AB

Request for Expression of Interest (EOI) to lease and operate the Tire Marshalling Area (TMA) of the Shepard Landfill and Eco Centre

<b>PROPERTY TYPE</b> Industrial	<b>LEASE AREA</b> 5.0 acres vacant graded land	<b>COMMUNITY</b> East Shepard Industrial	<b>LEASE TERMS</b> 5 years with potential options to renew	<b>LAND USE</b> S-CRI Special Purpose - City and Regional Infrastructure
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### Property Highlights

- Opportunity to lease and operate a prime city property for industrial sorting of used tires
- Located within the confines of the Shepard Landfill and Eco Centre
- To be considered for this opportunity, in addition to filling out and submitting the EOI form, please also attach a detailed proposal letter stating your expected monthly or annual lease rate and your plan to provide scheduled tire pick up services from three City waste management facilities (Spyhill, East Calgary, Shepard)

### Financial info:

**LEASE RATE**  
To be negotiated

**EOI PROCESS STARTS**  
June 30, 2026

**APPLICATION PROCESS ENDS**  
July 17, 2026 at 11:59 p.m. MST

## **The opportunity:**

The City of Calgary is seeking expressions of interest from experienced operators with the financial capacity to independently establish and operate a tire marshalling business. The site is located on a portion of the lands located at 13420 52 Street S.E., designated for tire storage and separation.

## **The property: Portion of 13420 52 ST S.E.**

The property is a total of approximately 5 acres situated on a portion of the lands located at 13420 52 ST S.E. within the community of East Shepard Industrial.

Direct frontage on 52 Street SE provides immediate access to Calgary's major transportation routes, including Stoney Trail, Deerfoot Trail, and Glenmore Trail

### Highlights

- Opportunity to lease and operate a prime City-owned site suitable for large-scale industrial tire sorting
- Excellent access and egress to major transportation routes
- Tenant is responsible for all maintenance, repairs, improvements and property tax
- Term: 5 years with potential for renewal options

### Property Information

- ±5.0 acre site
- Zoning: S-CRI (Special Purpose - City and Regional Infrastructure)

## **Facility capital costs:**

Any tenant improvements will be at the sole cost of the tenant.

## **Lease key terms and conditions:**

The successful applicant will assume direct responsibility for all taxes, utilities, and fees associated with the operation of the Property.

## **Lease key terms and conditions:**

The following terms and conditions will form part of the Lease and Operating Agreement and may evolve through negotiations with the successful proponent(s). For clarity, these terms and conditions will apply to the successful proponent(s) as the 'Tenant'

1. Term: 5 years initial term.
2. The Property is leased 'as is' and the Tenant shall assume all responsibility and liability including any environmental matters existing as of the Commencement Date.
3. Permitted use: Consolidation, weighing, and marshalling of scrap tires in compliance with an approved site management plan, applicable legislation, safety codes, and property maintenance requirements.

## Information required with application

### A Business Case, including:

- General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and locations (if applicable).

### Proof of financial stability:

- Please describe/include the following:
  - Projected Operational Budget
  - Projected Capital Budget
  - Audited financial statements for the past 2 years, if available
  - Bank Statements for all accounts, not more than 30 days old

### References:

- Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises)

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponent's products or services, including the City's own personnel.

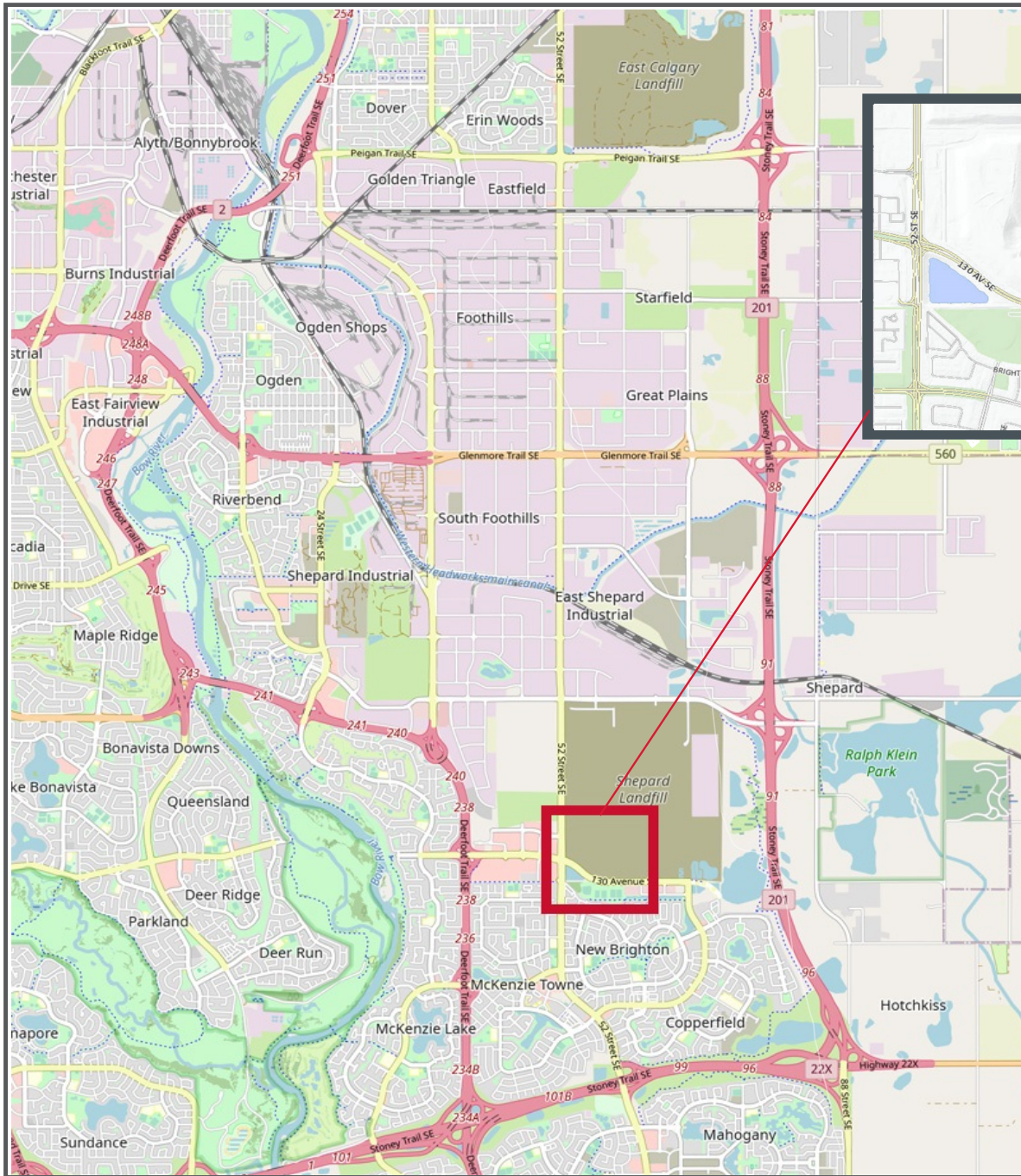
## Evaluation criteria and weighting:

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

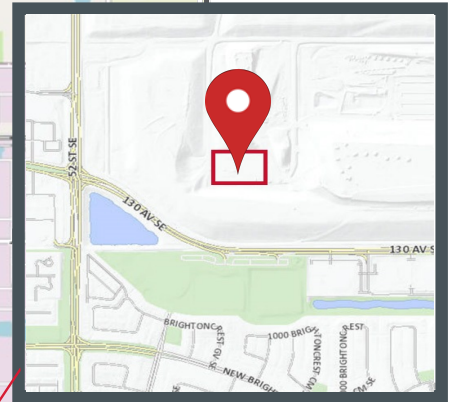
Criteria	Weighting (subject to change)
Financial stability	/25
Experience and track record/references	/25
Financial offer	/25
Technical and operational capability	/25
TOTAL:	/100

***Please respond to this Expression of Interest by July 17, 2026***

## Context map



## Inset



## Contact us

### Ellisa Asaria

Senior Commercial Leasing Agent

EMAIL: [ellisa.asaria@calgary.ca](mailto:ellisa.asaria@calgary.ca)

OFFICE: 403-608-2378

Submit interest using the  
**Expression of Interest Form**

### City of Calgary Real Estate & Development Services

Administration Building  
3rd Floor (#195) 323 7 Ave. S.E.  
Calgary, Alberta T2G 0J1

To view all property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.