

5505 72 Avenue SE, Unit 17

Calgary, Alberta

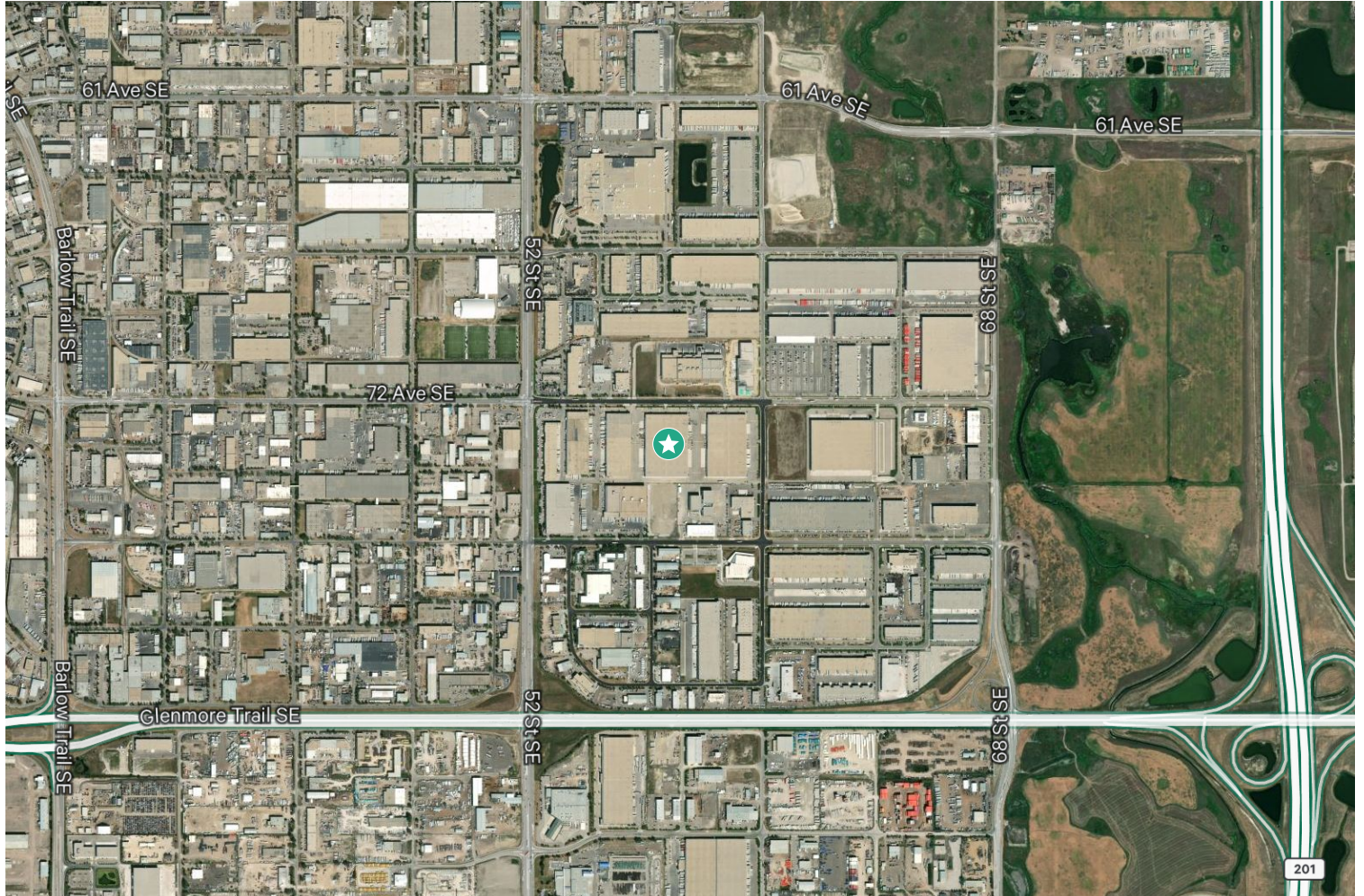


39,252 SF Distribution Space in the Heart of Great Plains Industrial Park



5505 72 Avenue SE, Unit 17

Calgary, Alberta | T2C 3C4



Rentable Area	Office:	2,061 SF
	Warehouse:	37,191 SF
	Total Rentable Area:	39,252 SF
Zoning	I-G (Industrial-General)	
Loading	3 x Dock (9'x10'), 1 x Drive-in (12'x14')	
Ceiling Height	28' Clear	
Typical Grid	55'x40'	
Power	200 Amp, 347/600 Volt	
Operating Costs	\$4.74 PSF + Mgmt Fee	
Lease Rate	Market	
Availability	April 1, 2024	

I-G

Zoning

\$4.74

Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

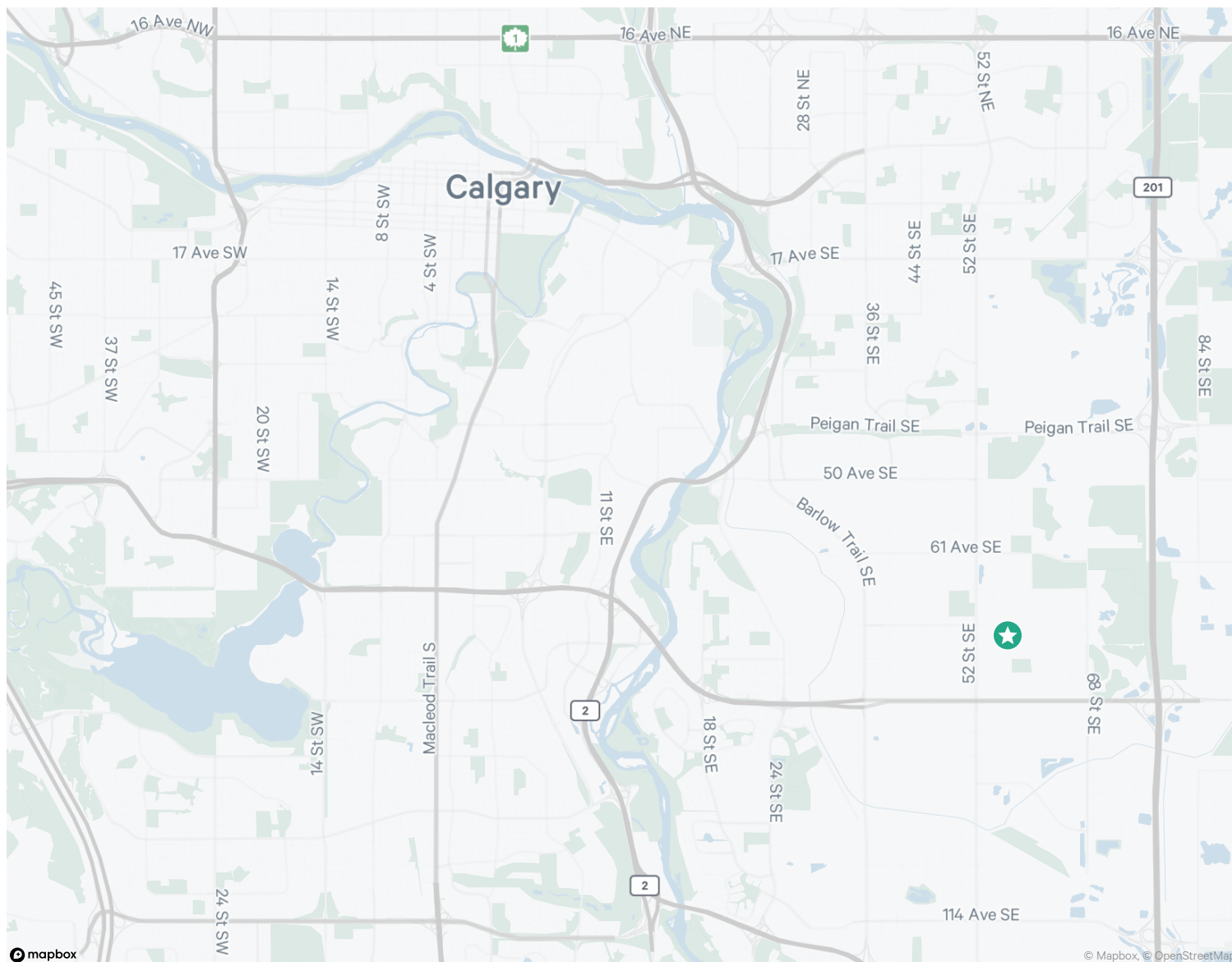
- + 'A' Class office and distribution space
- + Dock and drive-in loading
- + ESFR sprinklers and T-5 lighting
- + Location easily accessible to public transit system
- + Ample employee amenities located in the nearby area
- + Close proximity to Glenmore Trail, Barlow Trail and Stoney Trail SE



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For Lease



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