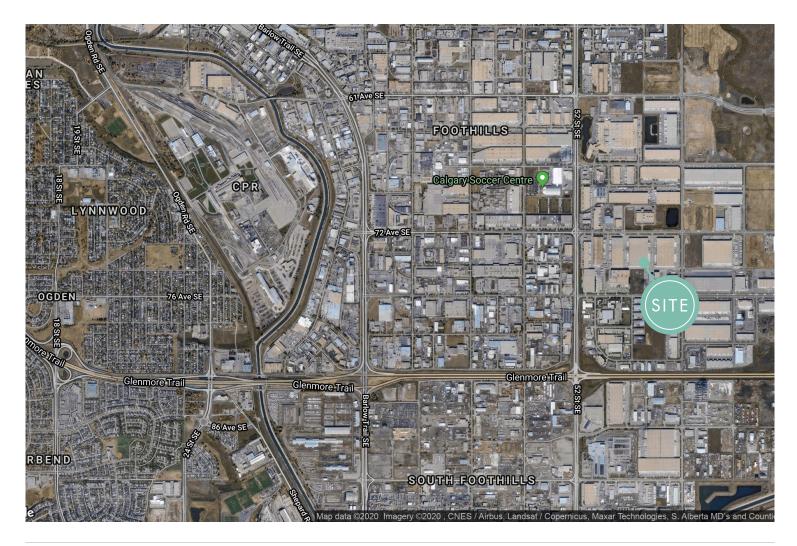


5505 72 Avenue SE, Unit 23

Calgary, Alberta







	Office:	±6,500 SF	
Rentable Area	Warehouse:	±89,394 SF	
	Total Rentable Area:	95,894 SF	
Zoning	I-G (Industrial-General)		
Loading	12 x Dock (9'x10'), 1 x Drive-in (12'x14') *Potential to install additional doors		
Ceiling Height	28'2"		
Power	600 Amps, 347/600 Volt (TBV)		
Typical Grid	55′ x 40′		
Operating Costs	2024 Rate TBV		
Lease Rate	Market		
Availability	Immediately		



1xDI

Drive-in Loading

12xDK

Dock Loading

Property Highlights

- + 'A' class distribution space
- + ±6,500 SF of existing office infrastructure in place
- + Located in Great Plains Industrial Park with excellent access to Southeast transportation networks
- + Easy access to public transit and nearby amenities
- + Ample on-site parking
- + Space equipped with ESFR sprinklers
- + T-5 lighting on motion sensors
- + Fenced and secured storage yard



Rentable Area Breakdown

±6,500

±89,394

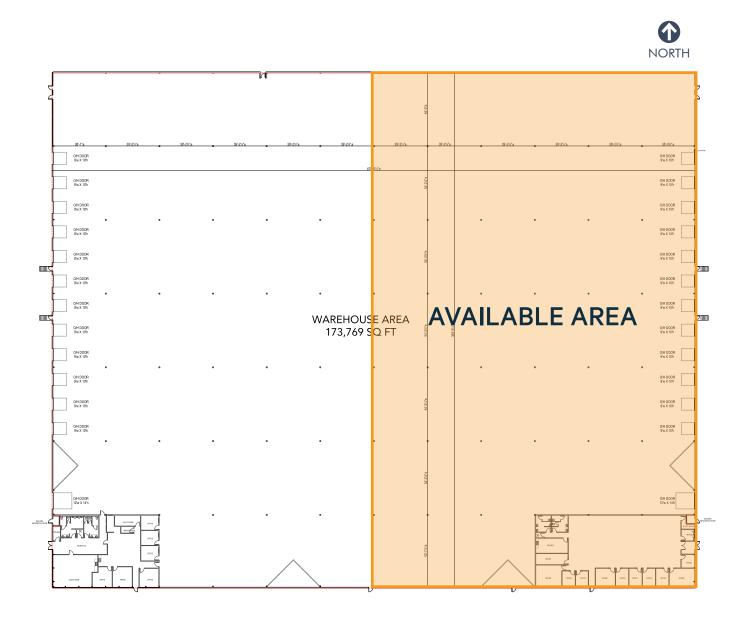
95,894

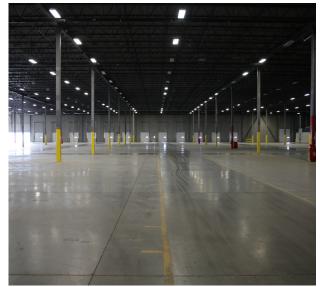
Office (SF)

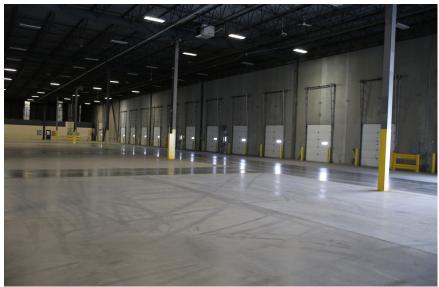
Warehouse (SF)

Total Rentable Area (SF)

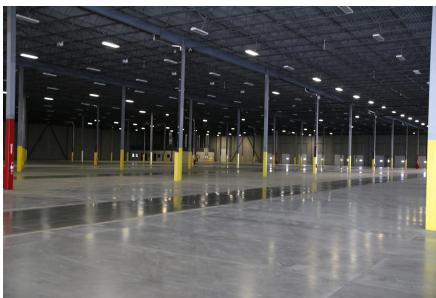
Floor Plan











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