

Industrial | For Lease

CBRE

5505 72 Avenue SE, Unit 23

Calgary, Alberta

RCG

'A' Class Distribution Facility



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Calgary, Alberta | T2C 3C4



Rentable Area	Office:	±6,500 SF
	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	

I-G

Zoning

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

Office (SF)

±89,394

Warehouse (SF)

95,894

Total Rentable Area (SF)

Floor Plan





Contact Us

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