

# 5505 72 Avenue SE, Unit 7

Calgary, Alberta



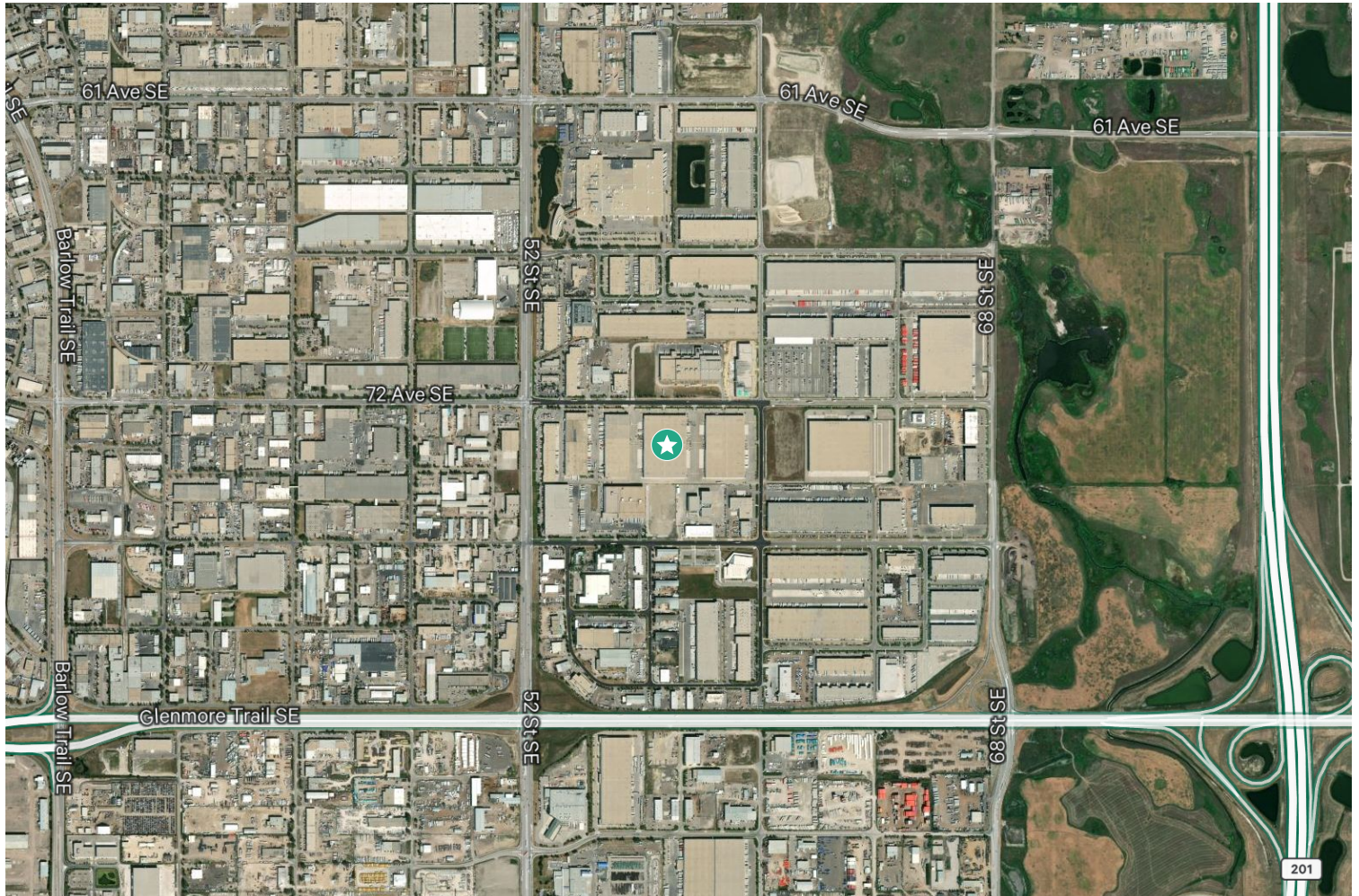
38,017 SF Distribution Space in the Heart of Great Plains Industrial Park





# 5505 72 Avenue SE, Unit 7

Calgary, Alberta | T2C 3C4



Rentable Area	Office:	±2,220 SF
	Warehouse:	±35,797 SF
	Total Rentable Area:	38,017 SF

Zoning I-G (Industrial-General)

Loading 6 x Dock, 1 x Drive-in

Ceiling Height 28'

Power 200 Amp

Operating Costs \$4.18 PSF + Management Fee

Lease Rate Market

Availability Immediately



# I-G

Zoning

# \$4.18

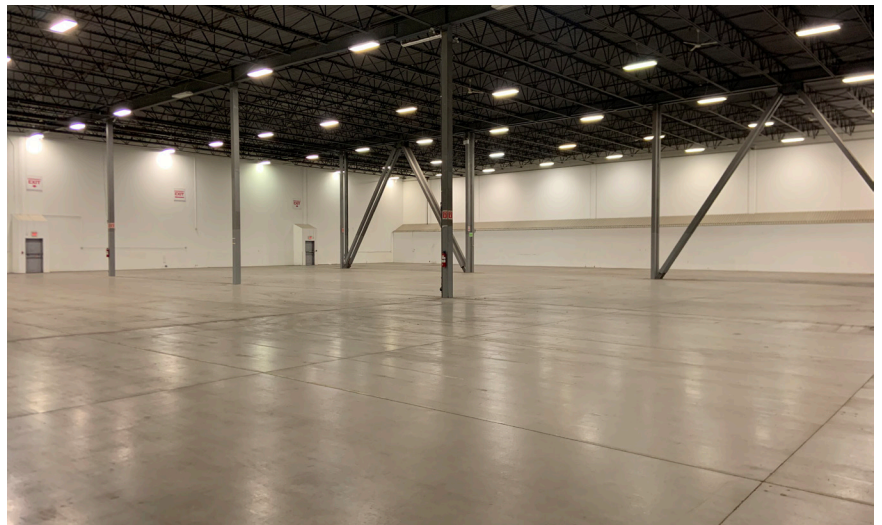
Operating Costs (PSF)

# Market

Lease Rate (PSF)

## Property Highlights

- + 'A' Class distribution space with a bright, modern office build-out
- + Dock and drive-in loading
- + ESFR sprinklers and T-5 lighting on motion sensors
- + 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



Rentable Area Breakdown

±2,220

Office (SF)

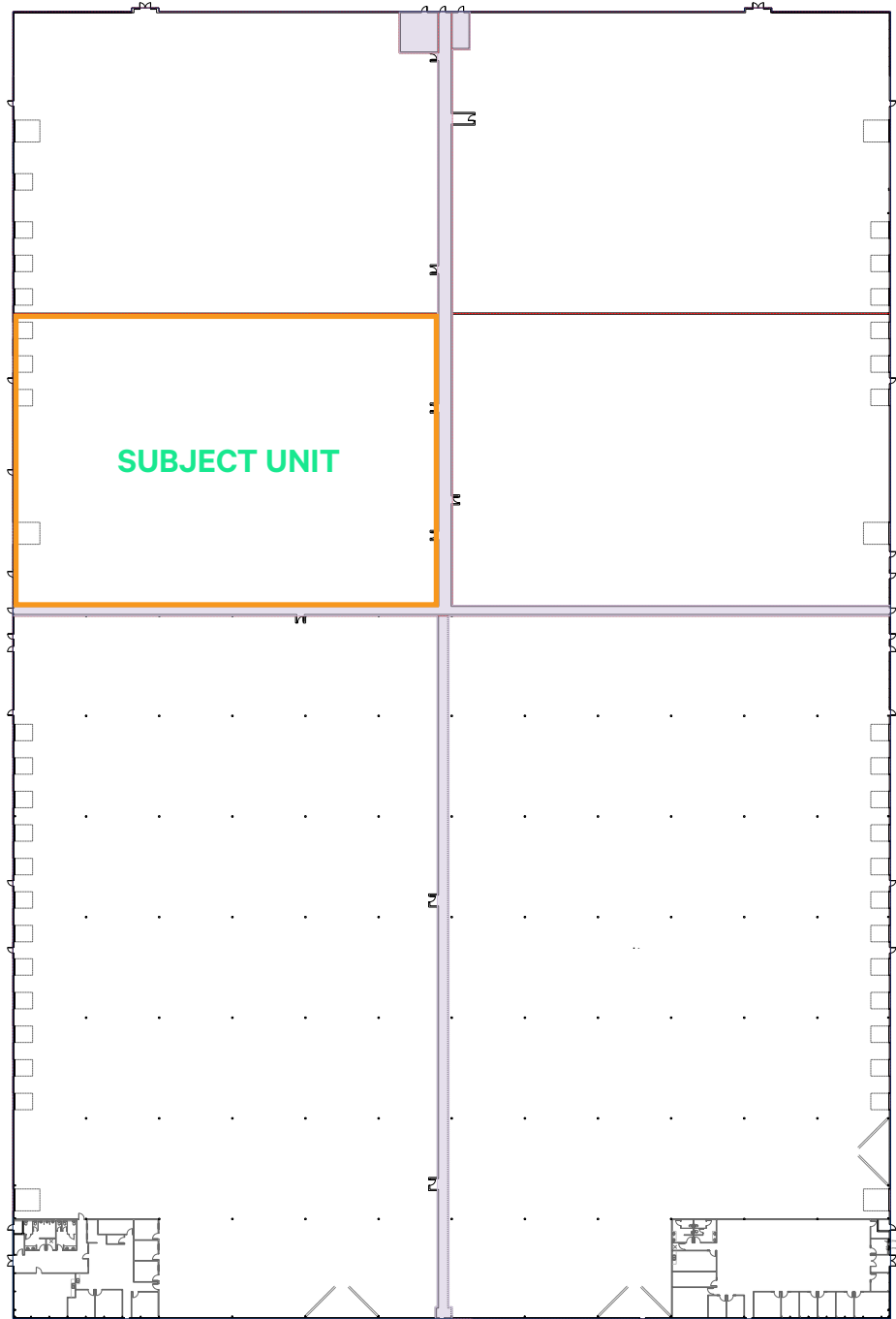
±35,797

Warehouse (SF)

38,017

Total Rentable Area (SF)

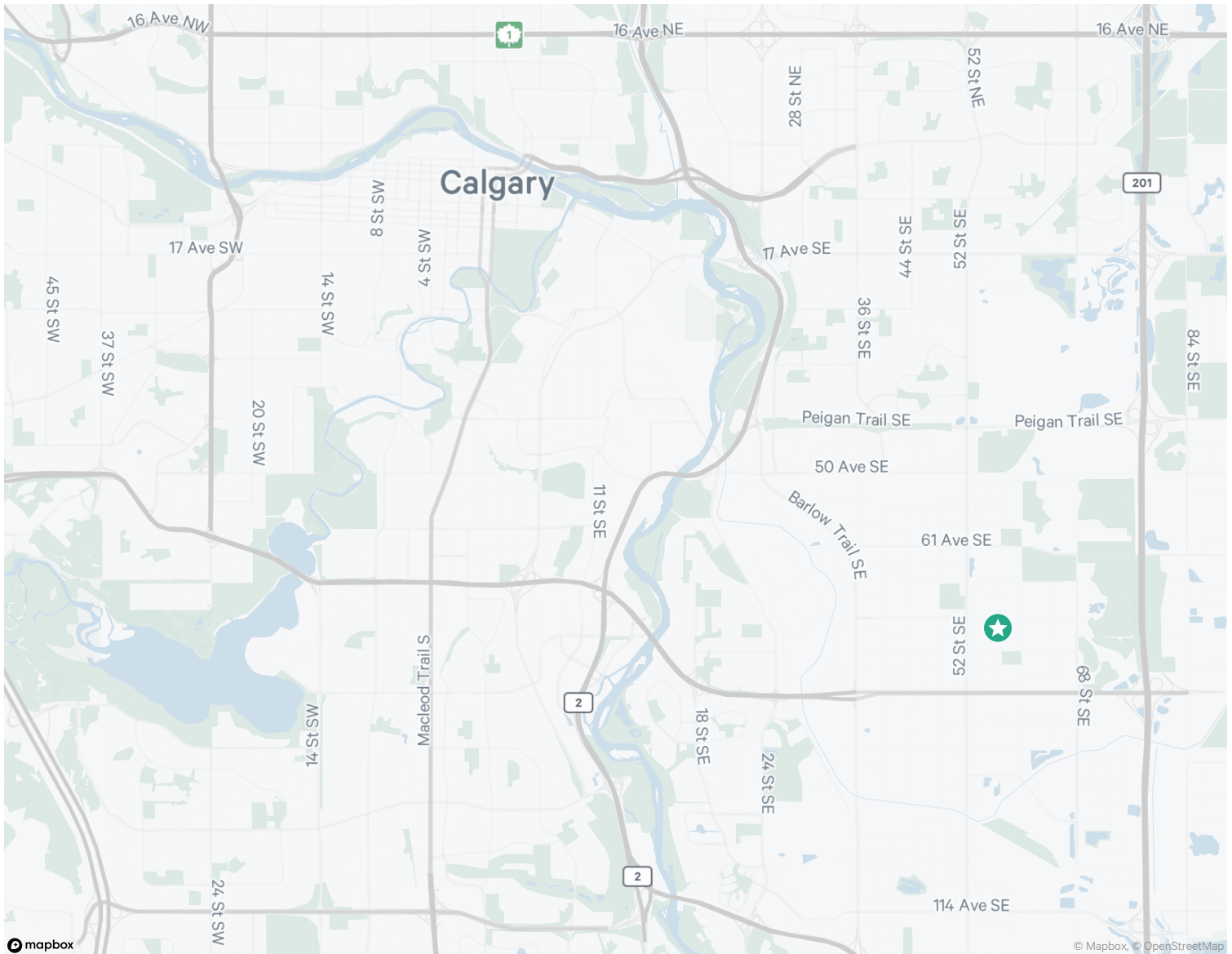
Floor Plan



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For Lease



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