

AVISON  
YOUNG

# For Sublease

Unit 101  
5555 - 69 Avenue SE  
Calgary, AB



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# 5555 69 Avenue SE

## Property details

<b>DISTRICT</b>	Great Plains
<b>ZONING</b>	I-G (Industrial General)
<b>LEASABLE AREA</b>	Office: ± 3,036 sf Warehouse: ± 64,572 sf Total: 67,608 sf
<b>YEAR BUILT</b>	2002
<b>LOADING</b>	9 dock doors
<b>POWER</b>	400 amp. 347/600 volt
<b>CEILING HEIGHT</b>	28'
<b>LEASE RATE</b>	Market
<b>OPERATING COSTS</b>	\$5.87
<b>SUBLEASE EXPIRY</b>	January 31, 2034
<b>AVAILABILITY</b>	Immediately
<b>COLUMN GRID</b>	55' x 30'
<b>BUILDING DEPTH</b>	242'

## Property highlights



Upgraded sprinklers to accommodate tire storage



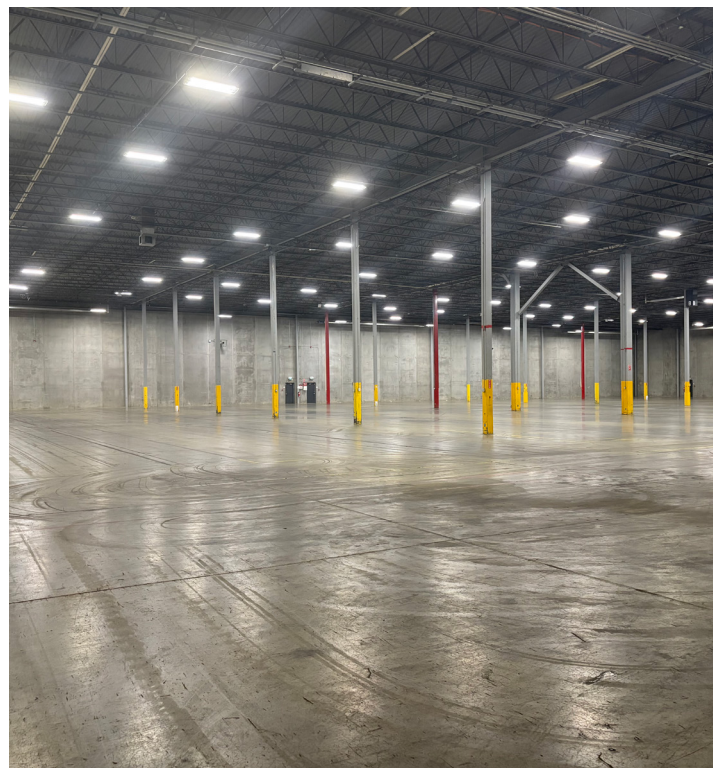
Warehouse equipped with make-up air system & exhaust fans, forklift charging stations, & T5HO lighting



± 4,200 sf fenced compound



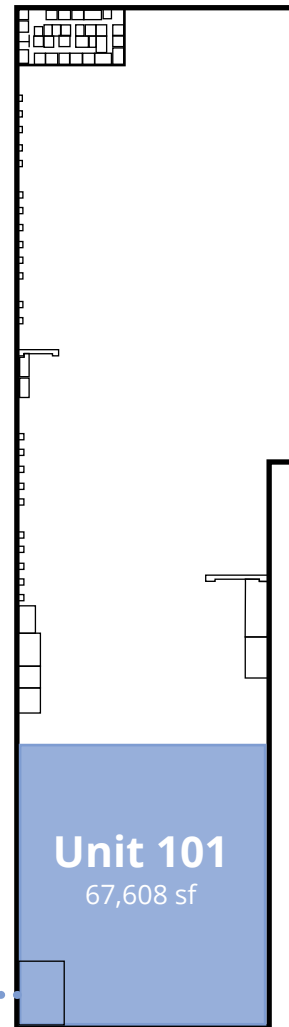
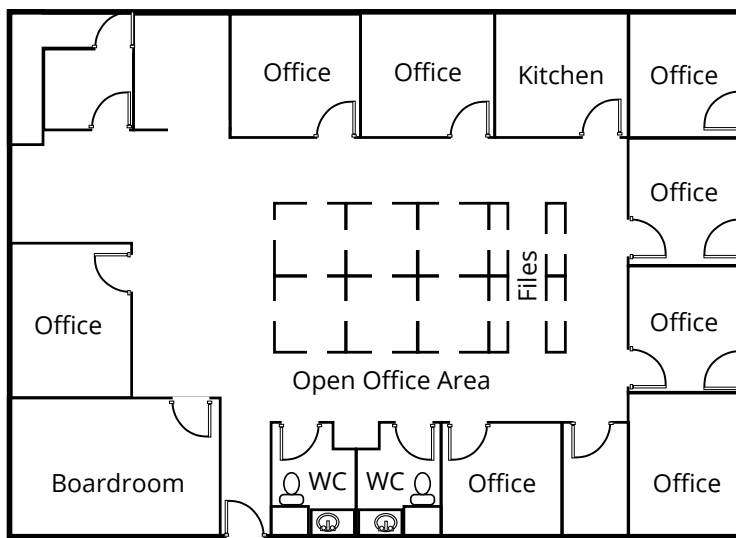
Excellent access to major roadways such as 52nd Street, Glenmore Trail, Barlow Trail & Stoney Trail

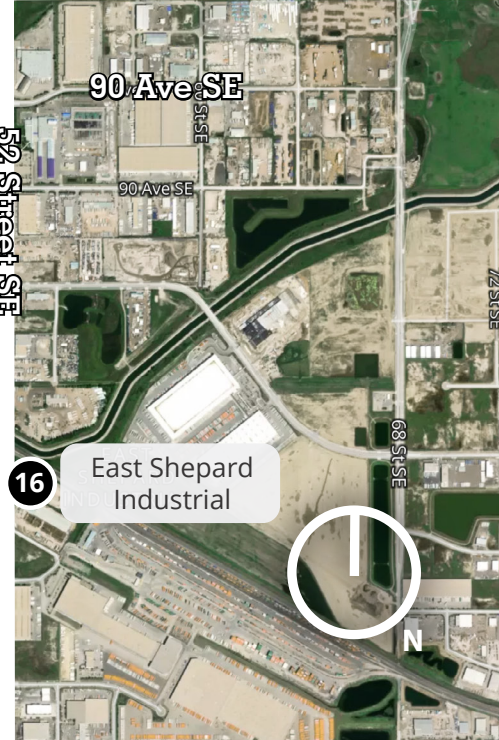
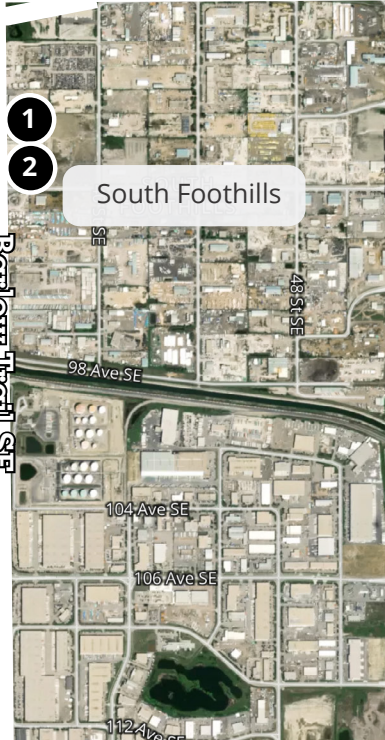
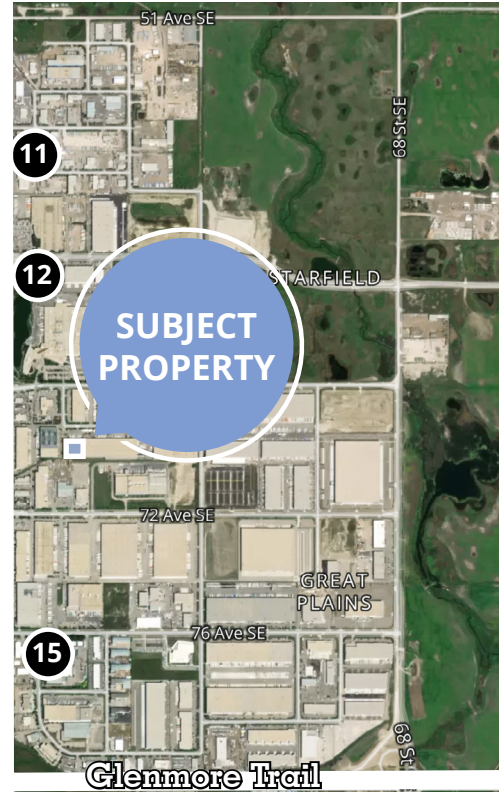
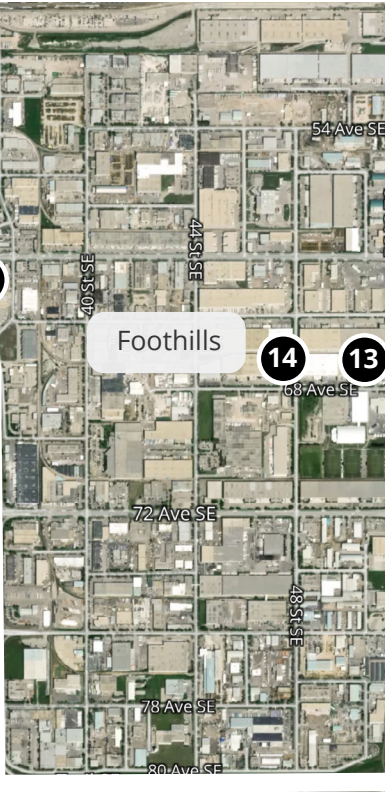
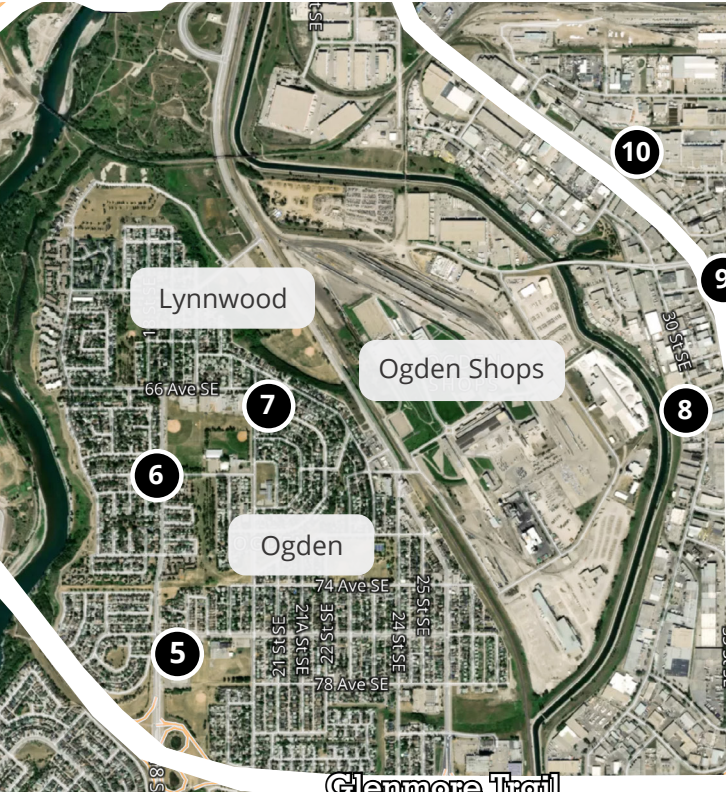


# 5555 <sup>69</sup> Avenue SE

## Unit 101 Floorplan

Office 





## Location

- |                                |                                    |
|--------------------------------|------------------------------------|
| 1. Tim Hortons                 | 10. Devil's Head Coffee            |
| 2. Coop Gas Bar                | 11. Brewsters Brewing Company      |
| 3. Calgary Coop                | 12. Shawarma Factory               |
| 4. A&W Canada                  | 13. Calgary Soccer Centre          |
| 5. FreshCo                     | 14. All Beef Catering & Smokehouse |
| 6. Canadian Pizza Unlimited    | 15. Big Rock Brewery               |
| 7. Mozy Cafe                   | 16. Primo YYC Pasta & Pizza        |
| 8. Gusto's Restaurant & Lounge |                                    |
| 9. Subway                      |                                    |

## Drive times

<b>20</b>	minutes 13km to <b>Downtown Core</b>
<b>26</b>	minutes 29 km to <b>YYC International Airport</b>

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