

5505 72 Avenue SE, Unit 17

Calgary, Alberta

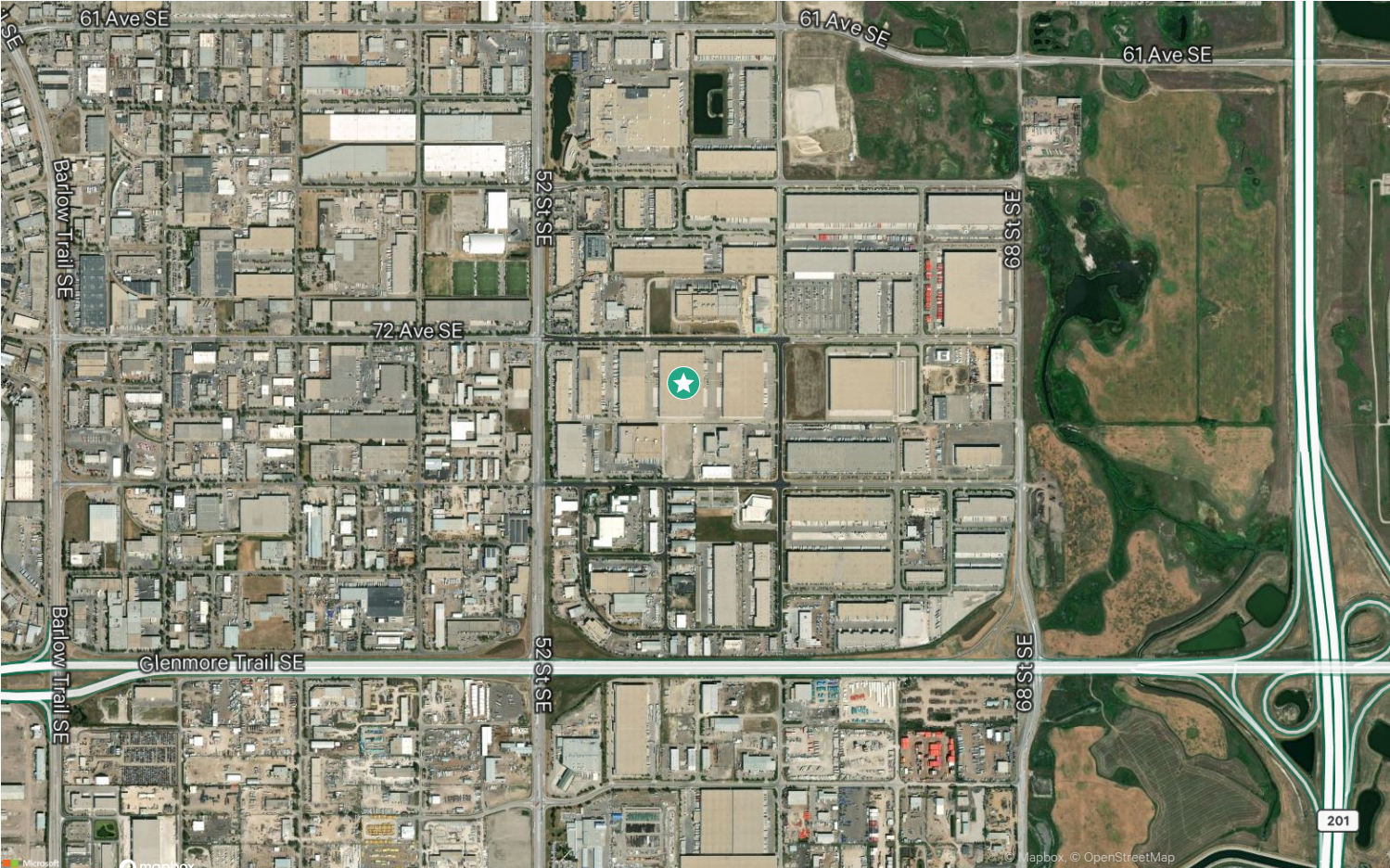


39,252 SF Distribution Space in the Heart of Great Plains Industrial Park



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' x 40'	
Power	200 Amp, 347/600 Volt (TBV)	
Operating Costs	\$4.98 PSF + Mgmt Fee	
Lease Rate	\$8.50	
Availability	Immediately	

For Lease

I-G

Zoning

\$4.84

Operating Costs (PSF)

\$8-8.50

Lease Rate (PSF)

Property Highlights

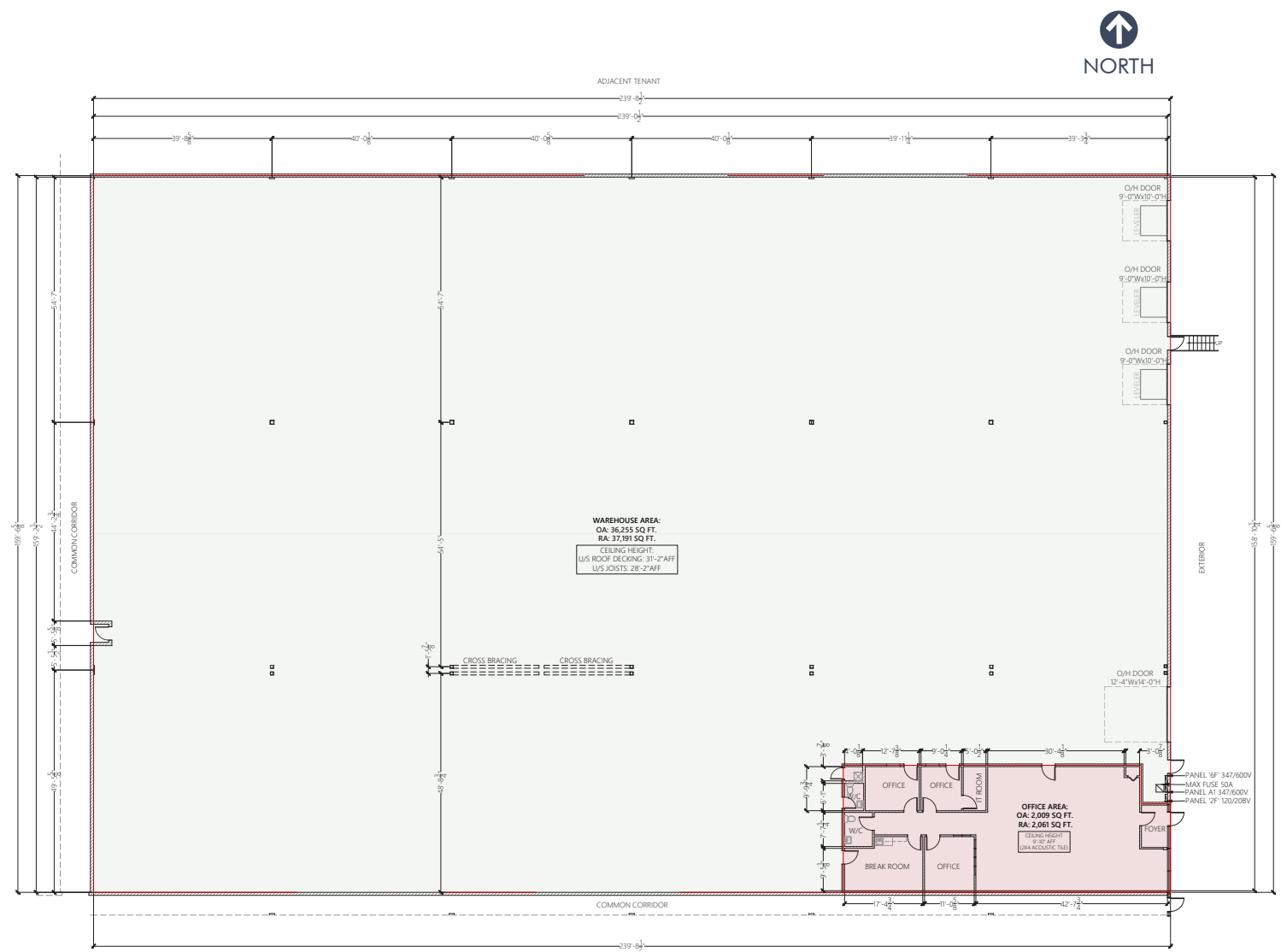
- + High quality office and distribution space
- + Dock and drive-in loading
- + ESFR sprinklers and pre-leasing improvements including new LED lighting throughout
- + Location easily accessible to public transit system
- + Ample employee amenities located in the nearby area
- + Close proximity to Glenmore Trail, Barlow Trail and Stoney Trail SE



Unit 17 Rentable Area Breakdown

2,061	37,191	39,252
Office (SF)	Warehouse (SF)	Total Rentable Area (SF)

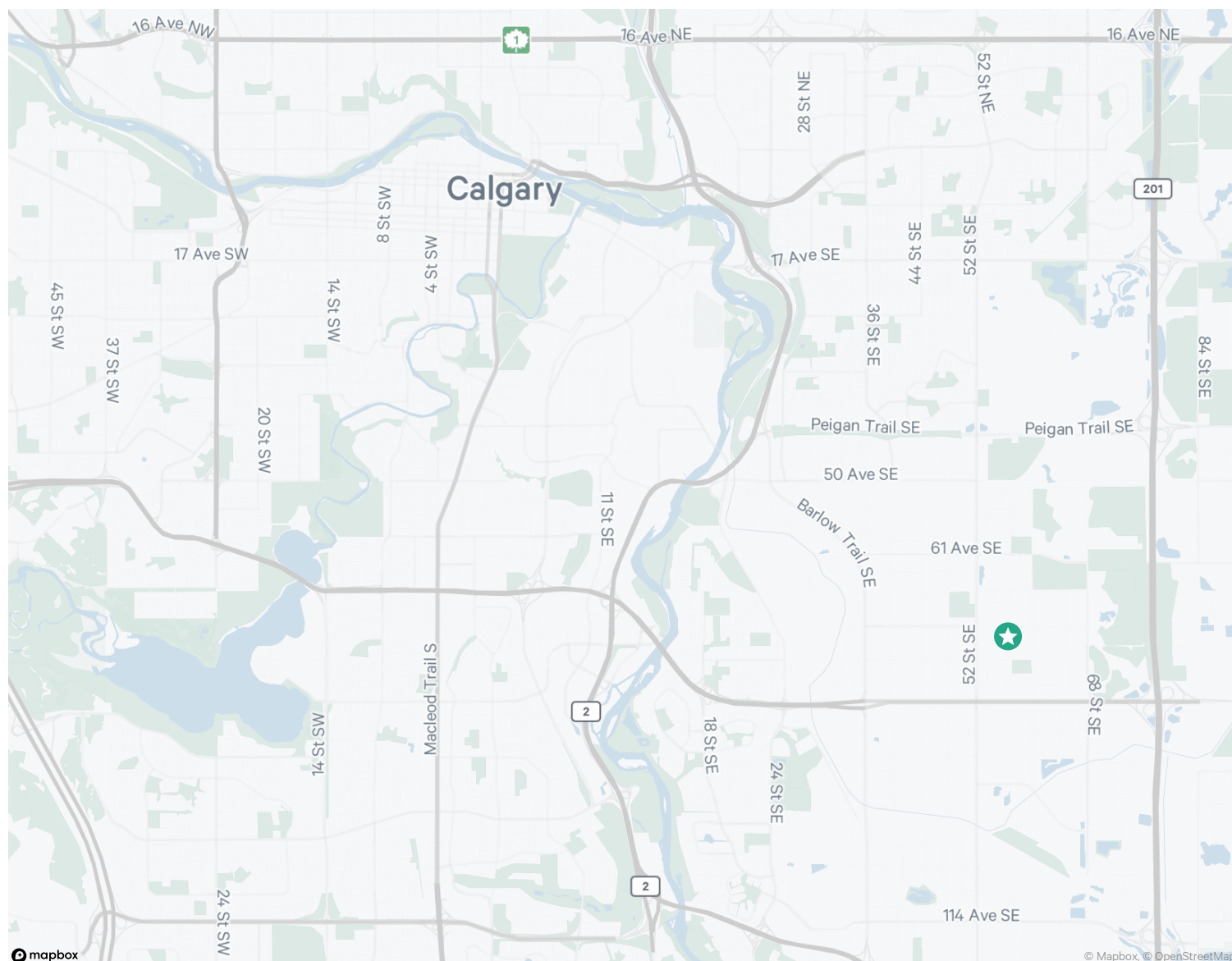
Unit 17 Floor Plan



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For Lease



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