

BELOW MARKET SUBLEASE
5020 72ND AVENUE SE
CALGARY, AB

BROKER INCENTIVE

\$10,000 bonus for a firm deal by December 31st, 2025



AVAILABLE SF
42,014 SF

PROPERTY FEATURES



42,014 SF
AVAILABLE SF

IMMEDIATE
AVAILABILITY

29' 2"
CLEAR HEIGHT

\$6.00 PSF
SUBLEASE RATE

SEPTEMBER 29TH, 2027
SUBLEASE EXPIRY

PROPERTY FACTS

FOOTHILLS
DISTRICT

5 X DOCK (8' X 10')
LOADING DOORS

35' 5" X 36' 9"
TYPICAL GRID

I-G (INDUSTRIAL GENERAL)
ZONING

\$4.72 PSF
OP COSTS + PROPERTY TAX (2025 EST.)

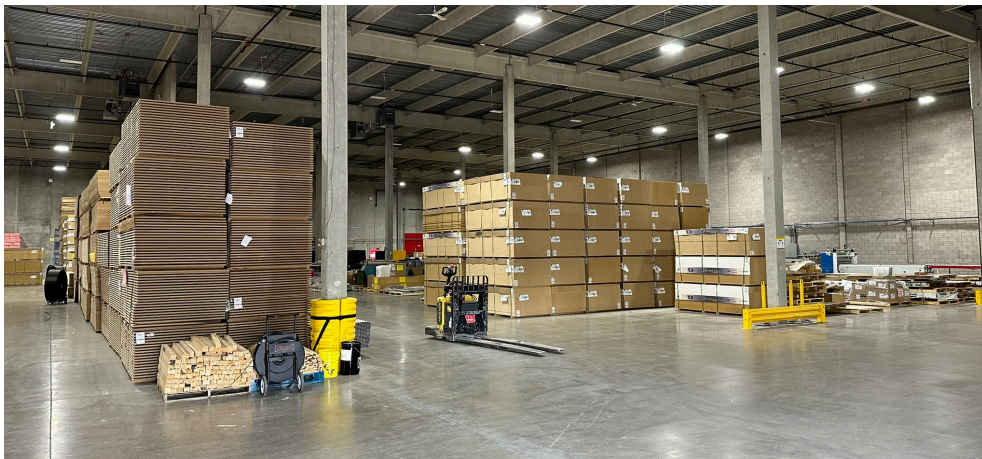
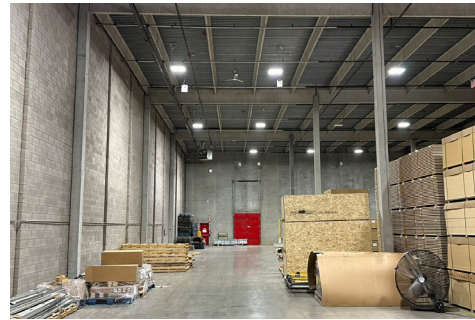
400 AMPS, 600 VOLTS (TBV)
POWER

COMMENTS

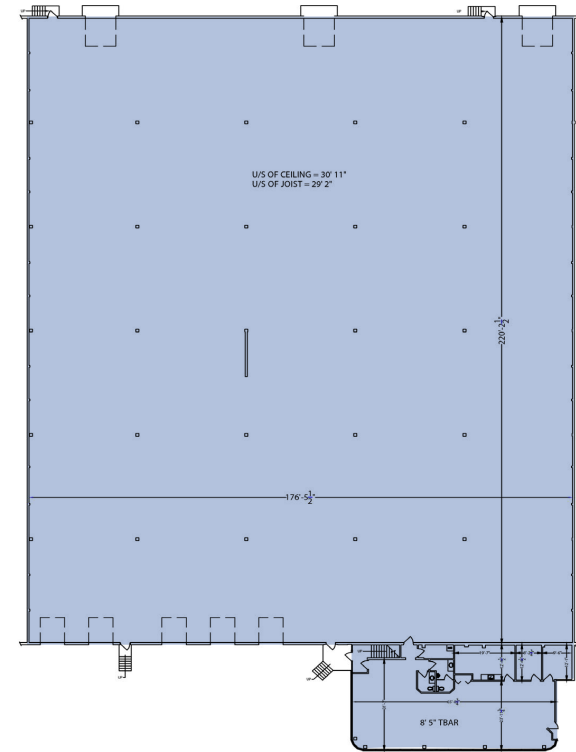
- Located in Foothills Industrial Park in Southeast Calgary, North of Glenmore Trail
- Close proximity to major arterial routes including Glenmore Trail and 52 Street SE
- Professionally managed building
- High quality office buildout with excellent natural light

PROPERTY PHOTOGRAPHY

FLOOR PLAN

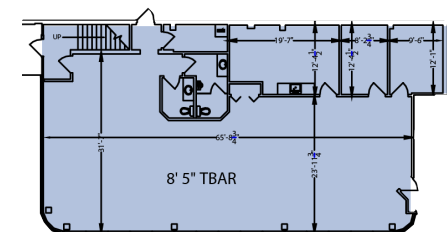


WAREHOUSE | 39,514 SF

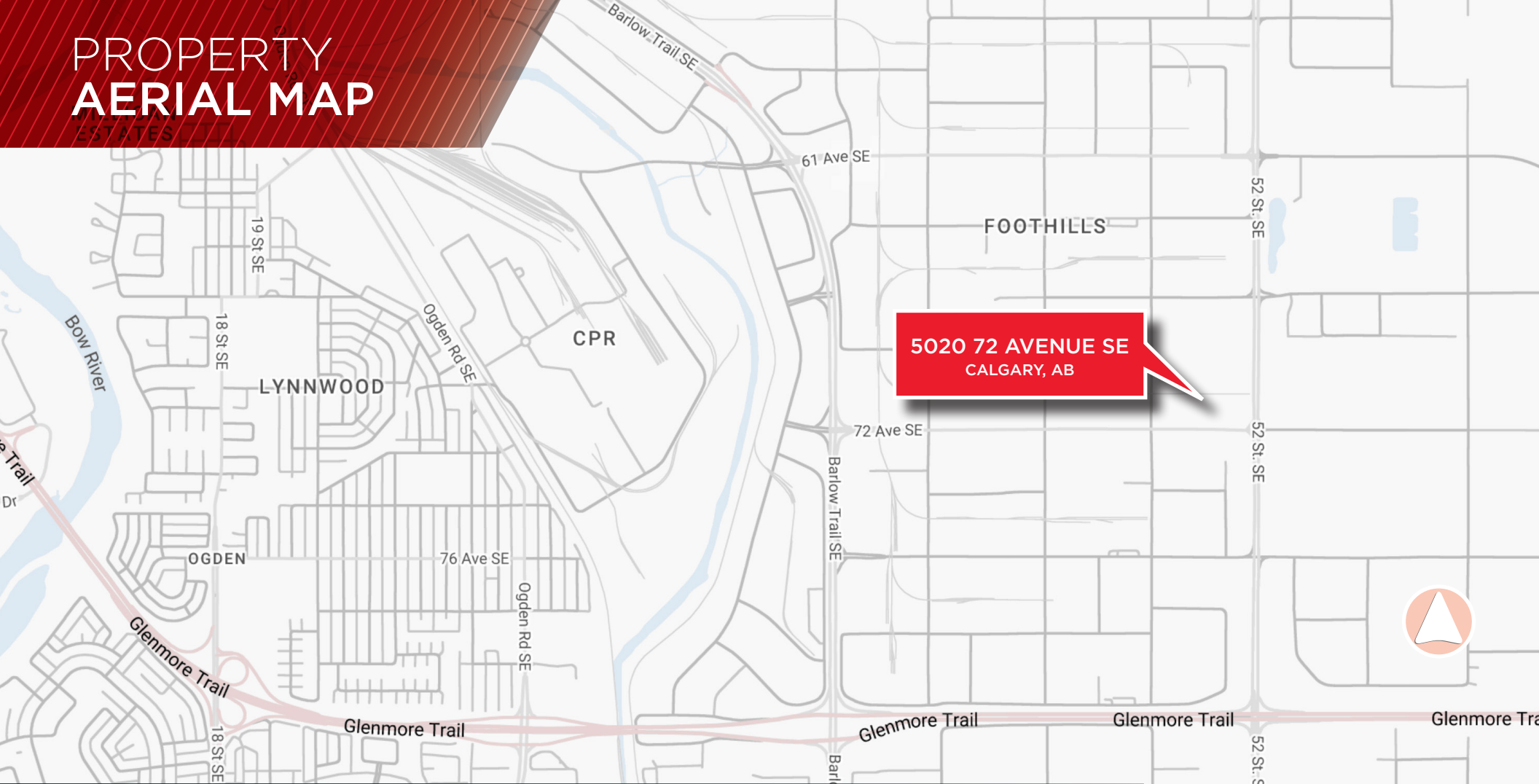


OFFICE BUILD OUT

OFFICE | 2,500 SF



PROPERTY AERIAL MAP



For more information, please contact:

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