

BELOW MARKET SUBLEASE  
**5020 72<sup>ND</sup> AVENUE SE**  
CALGARY, AB



AVAILABLE SF  
**42,014 SF**



# PROPERTY FEATURES



**42,014 SF**

AVAILABLE SF

**IMMEDIATE**

AVAILABILITY

**29' 2"**

CLEAR HEIGHT

**BELOW MARKET**

SUBLEASE RATES

**SEPTEMBER 29<sup>TH</sup>, 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

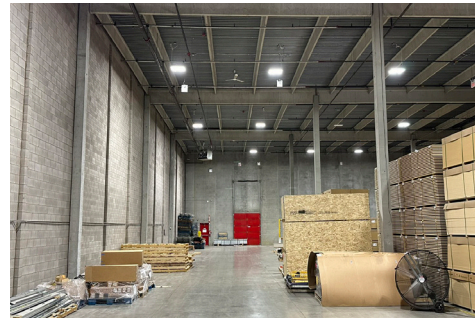
## COMMENTS

- 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

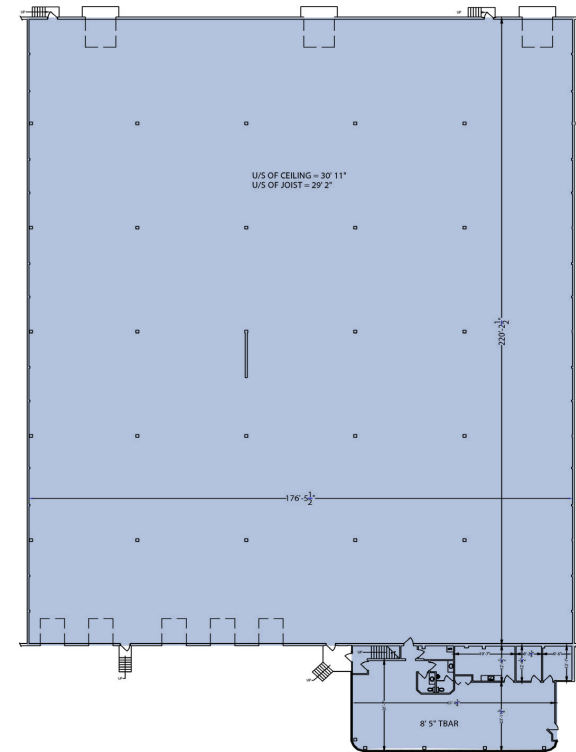


# PROPERTY PHOTOGRAPHY

# FLOOR PLAN

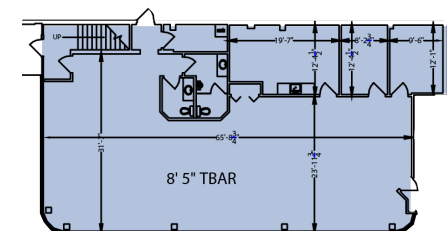


WAREHOUSE | 39,514 SF

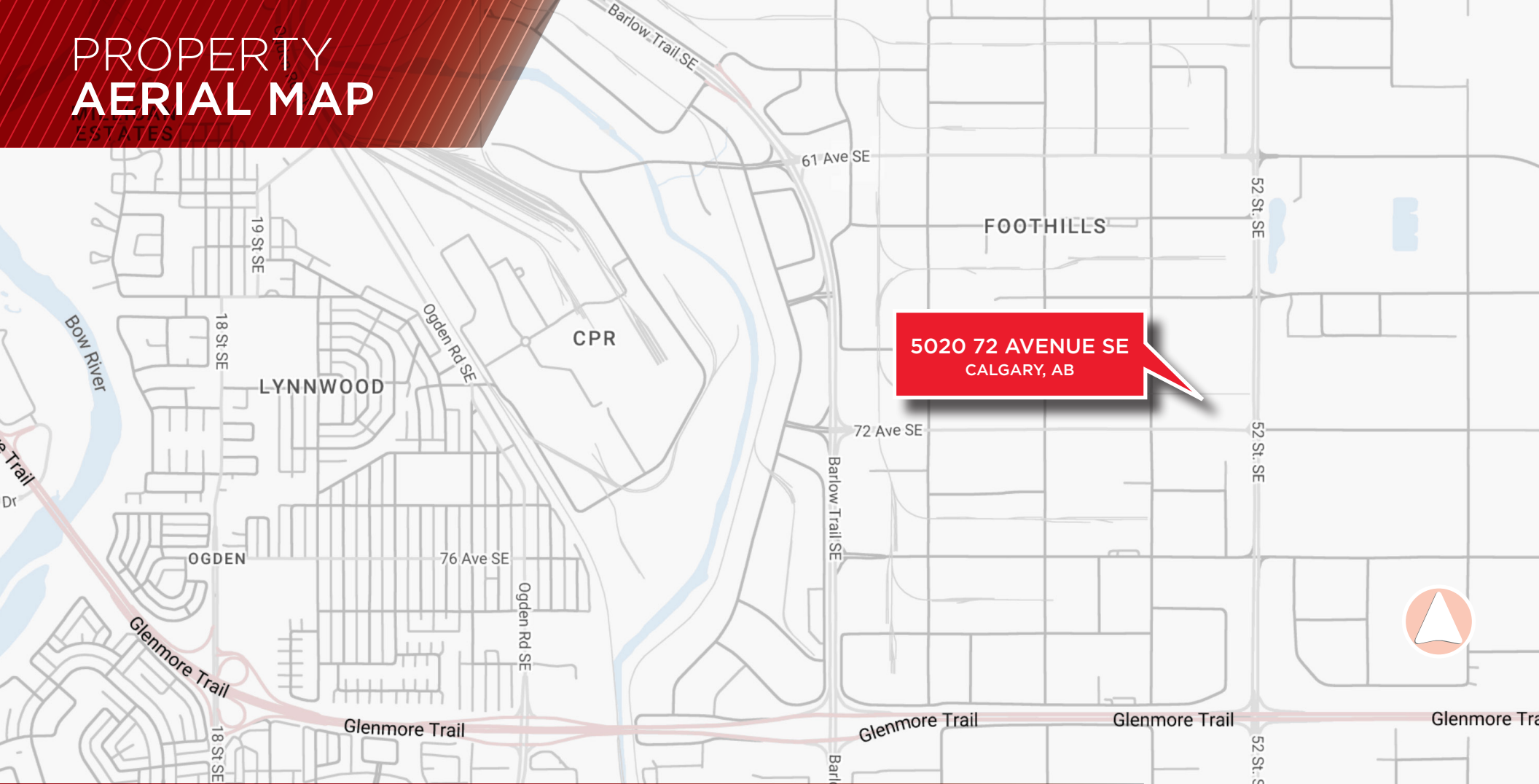


## OFFICE BUILD OUT

OFFICE | 2,500 SF



# PROPERTY AERIAL MAP



**For more information, please contact:**

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