



20 - 79K SF DISTRIBUTION SPACE FOR SUBLEASE
WAREHOUSING SERVICES AVAILABLE

5040 72 AVENUE SE
CALGARY, AB T2C 4B5



**CUSHMAN &
WAKEFIELD**

PROPERTY SUMMARY

Address:	5040 72 Avenue SE, Calgary, AB T2C 4B5
District:	Foothills
Total Available:	±79,338 SF
Warehouse:	±74,183 SF
Main floor office:	±2,549 SF
Second floor office:	+2,606 SF
Minimum Demise:	±20,000 SF
Sublease Rate:	Market
Additional Rent/psf:	\$4.56
Availability:	Immediately
Subleas Expiry	May 31, 2031
Zoning:	I-G (Industrial General)
Clear Height:	27' 5"
Loading:	11 (7'11" x 10') Dock doors 5 (10' x 10') Overhead doors (Rail spur capable)
Power:	TBV
Sprinklers:	Yes
Available Services:	Shipping and receiving, material handling, pick and pack services, and daily deliveries in the Calgary area
Features:	<ul style="list-style-type: none">• Flexible term with chalkline demise• Situated in Foothills Industrial Park• Easy access to major transportation routes• Proximity to key transportation routes and industrial services enhances operational efficiency



AVAILABLE TOTAL
±79,338 SF



WAREHOUSE
±74,183 SF



**MAIN
FLOOR OFFICE**
±2,549 SF



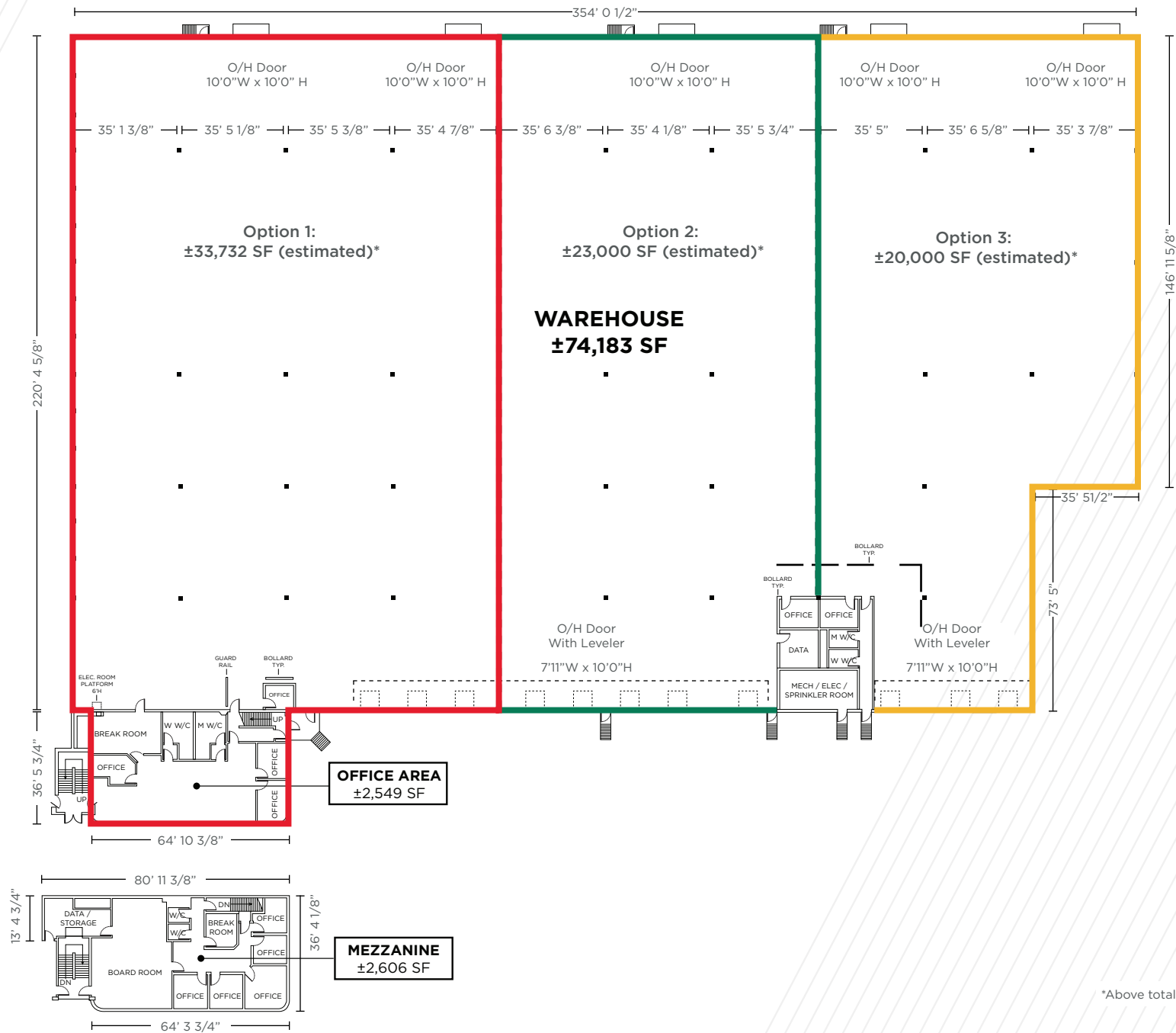
**SECOND
FLOOR OFFICE**
±2,606 SF



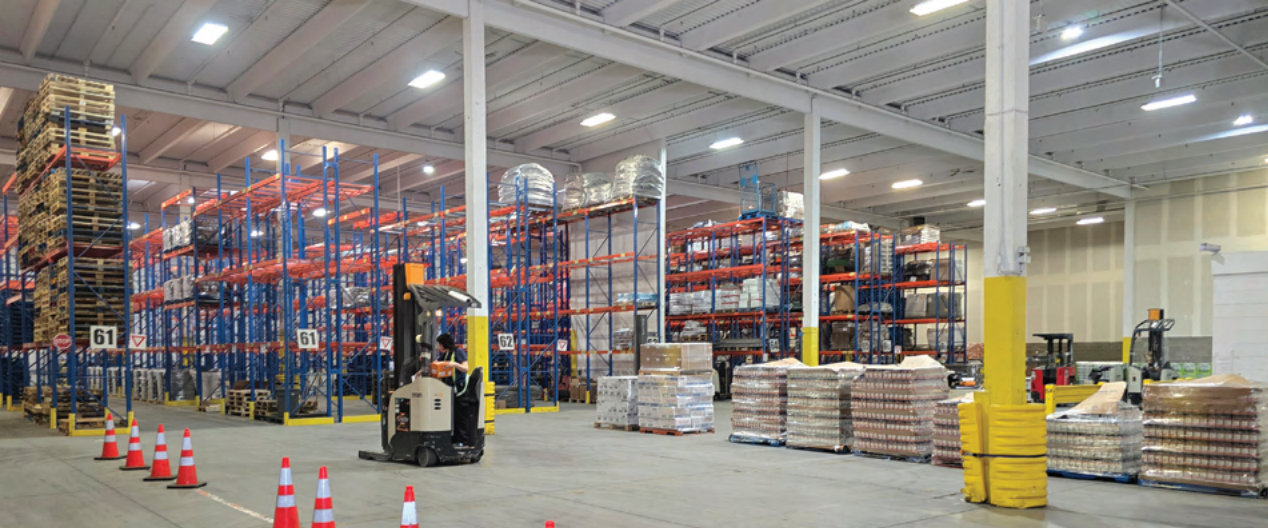
MINIMUM DEMISE
±20,000 SF

SITEPLAN

±79,338 SF



*Above totals to be verified



LOCATION MAP

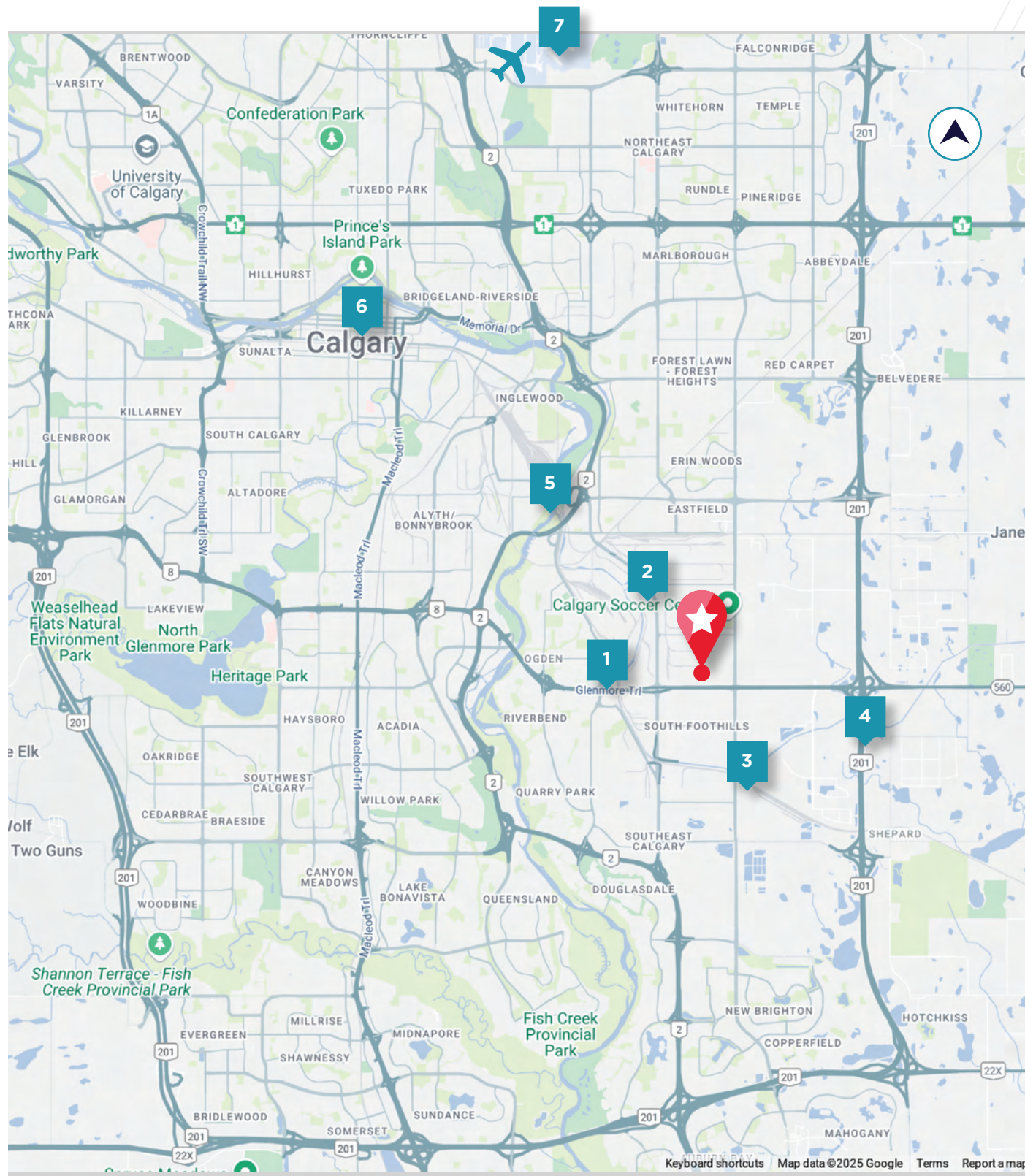
Calgary, AB

Major Roads and Destinations to/from 5040 72 Avenue SE

1.	Glenmore Trail	2 mins	2 km
2.	Barlow Trail	5 mins	3.6 km
3.	CP Intermodal Yard	5 mins	3.9 km
4.	Stoney Trail South East	5 mins	5.1 km
5.	Deerfoot Trail	6 mins	7.4 km
6.	Downtown Calgary	14 mins	12.8 km
7.	Calgary International Airport	18 mins	21.9 km



5040 72 Avenue SE, Calgary, AB





FOR MORE INFORMATION, CONTACT:

DAVID REICH, BBA

Vice President
Industrial Sales & Leasing
D: +1 403 261 1128
M: +1 403 923 9911
david.reich@cushwake.com

KEVIN TANG, B. COMM

Associate Vice President
Industrial Sales & Leasing
D: +1 403 261 1142
M: +1 403 617 5396
kevin.L.tang@cushwake.com

250 6 Avenue SW
Suite 2400
Calgary, AB T2P 3H7
+1 403 261 1111
cushmanwakefield.ca

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

