



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

**5040 72 AVENUE SE**  
**CALGARY, AB T2C 4B5**





# PROPERTY SUMMARY

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



**AVAILABLE TOTAL**  
±79,338 SF



**WAREHOUSE**  
±74,183 SF



**MAIN  
FLOOR OFFICE**  
±2,549 SF



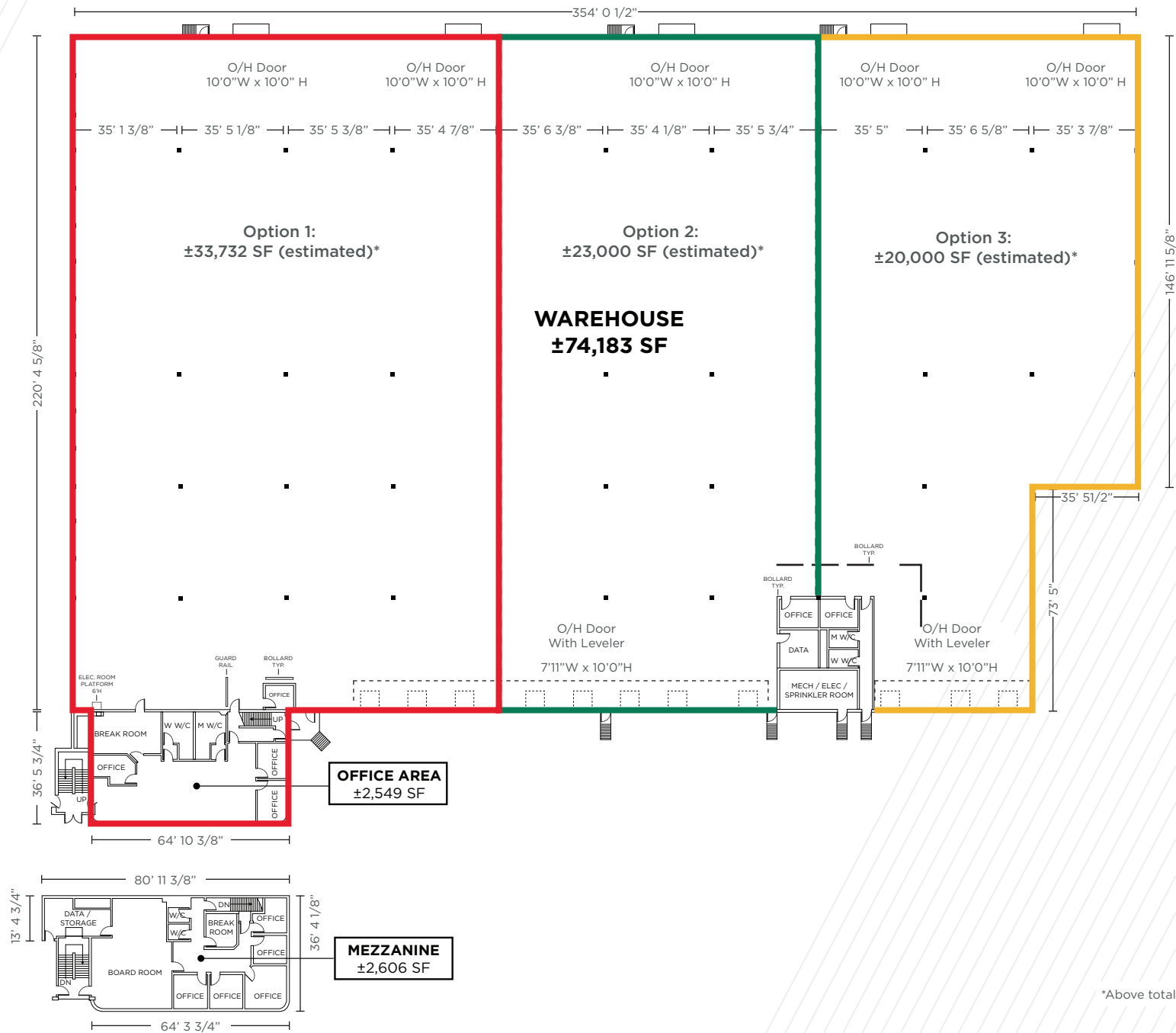
**SECOND  
FLOOR OFFICE**  
±2,606 SF



**MINIMUM DEMISE**  
±20,000 SF

# SITEPLAN

±79,338 SF



\*Above totals to be verified







# LOCATION MAP

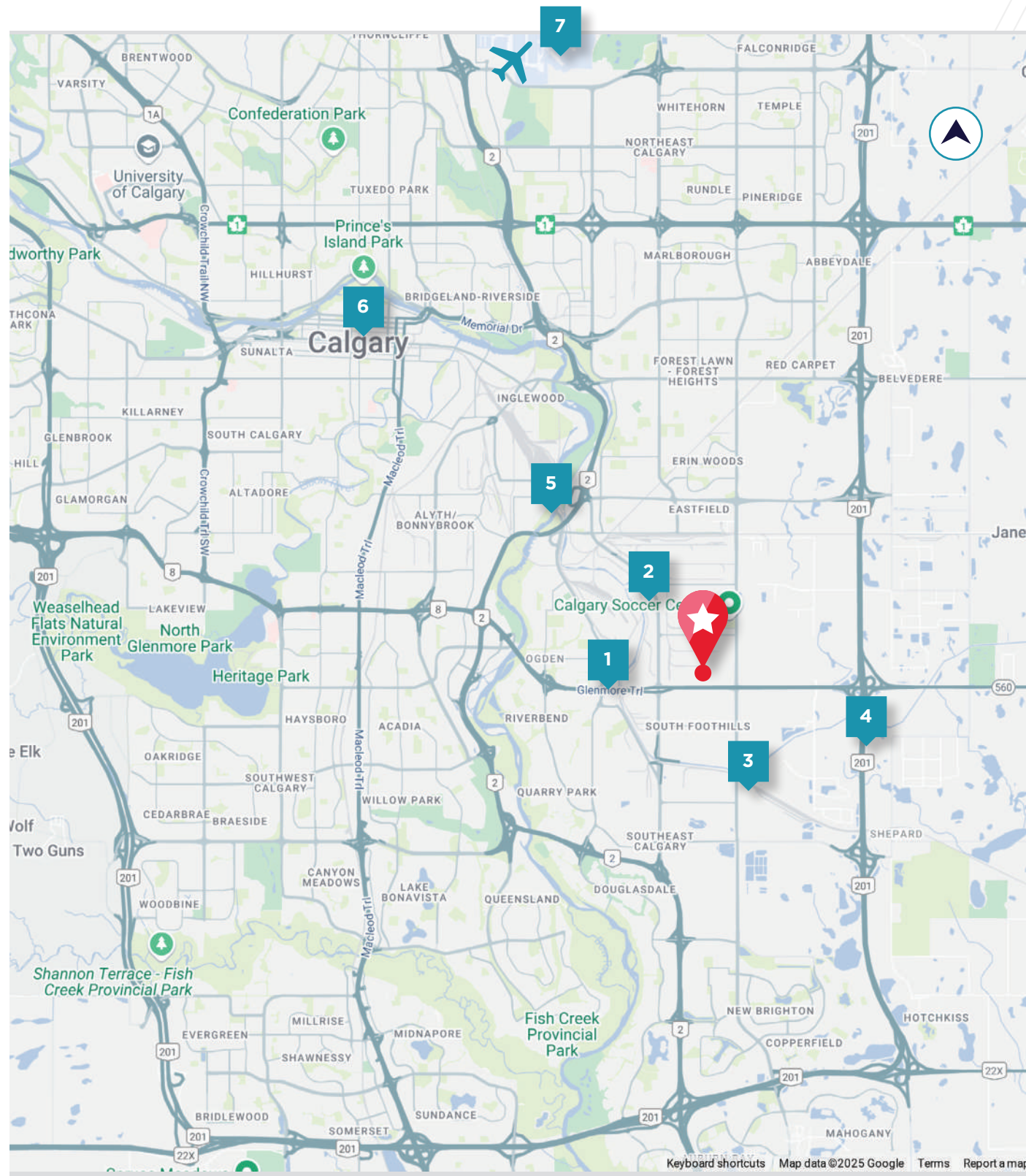
Calgary, AB

## 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:

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