

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.)

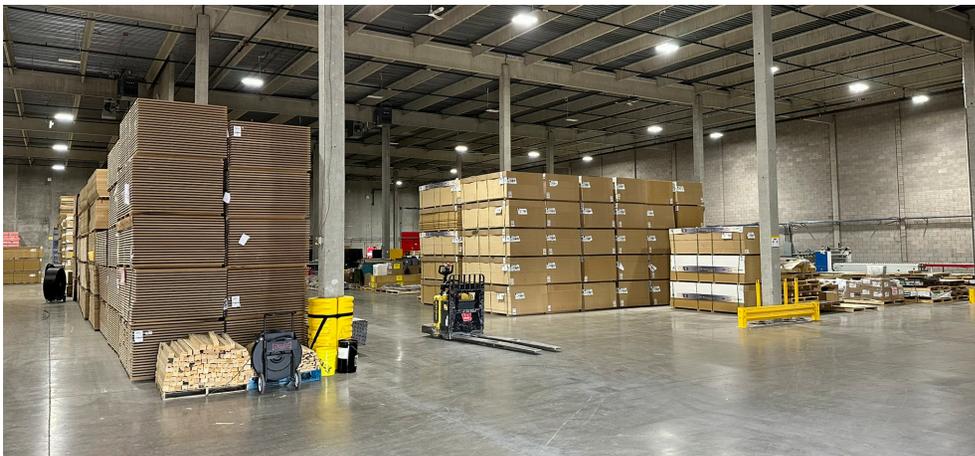
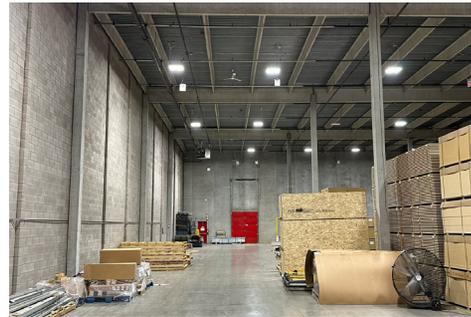
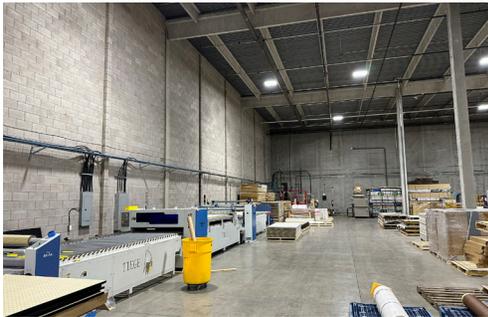
**400 AMPS, 600 VOLTS (TBV)**  
POWER

## COMMENTS

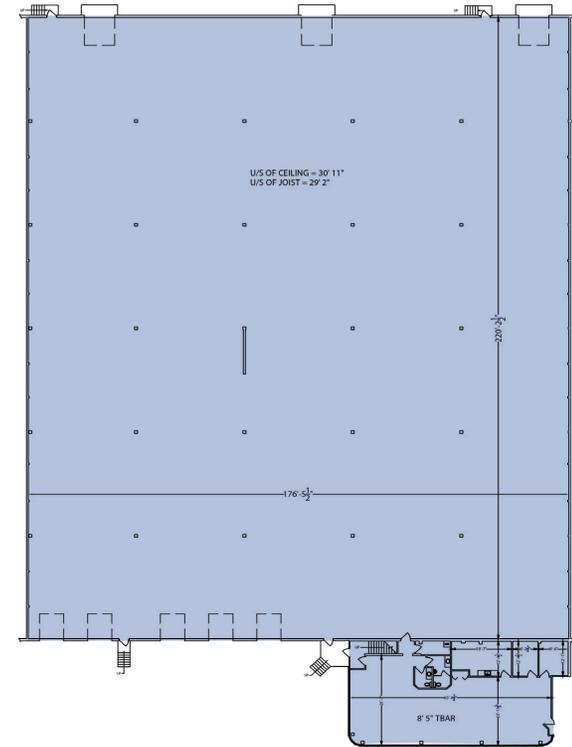
- Located in Foothills Industrial Park in Southeast Calgary, North of Glenmore Trail
- Close proximity to major arterial routes including Glenmore Trail and 52 Street SE
- Professionally managed building
- High quality office buildout with excellent natural light

# PROPERTY PHOTOGRAPHY

# FLOOR PLAN

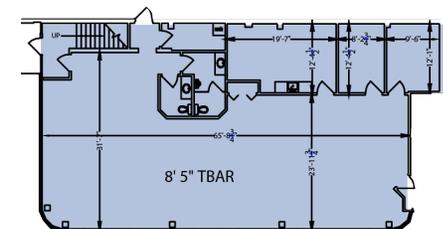


WAREHOUSE | 39,514 SF

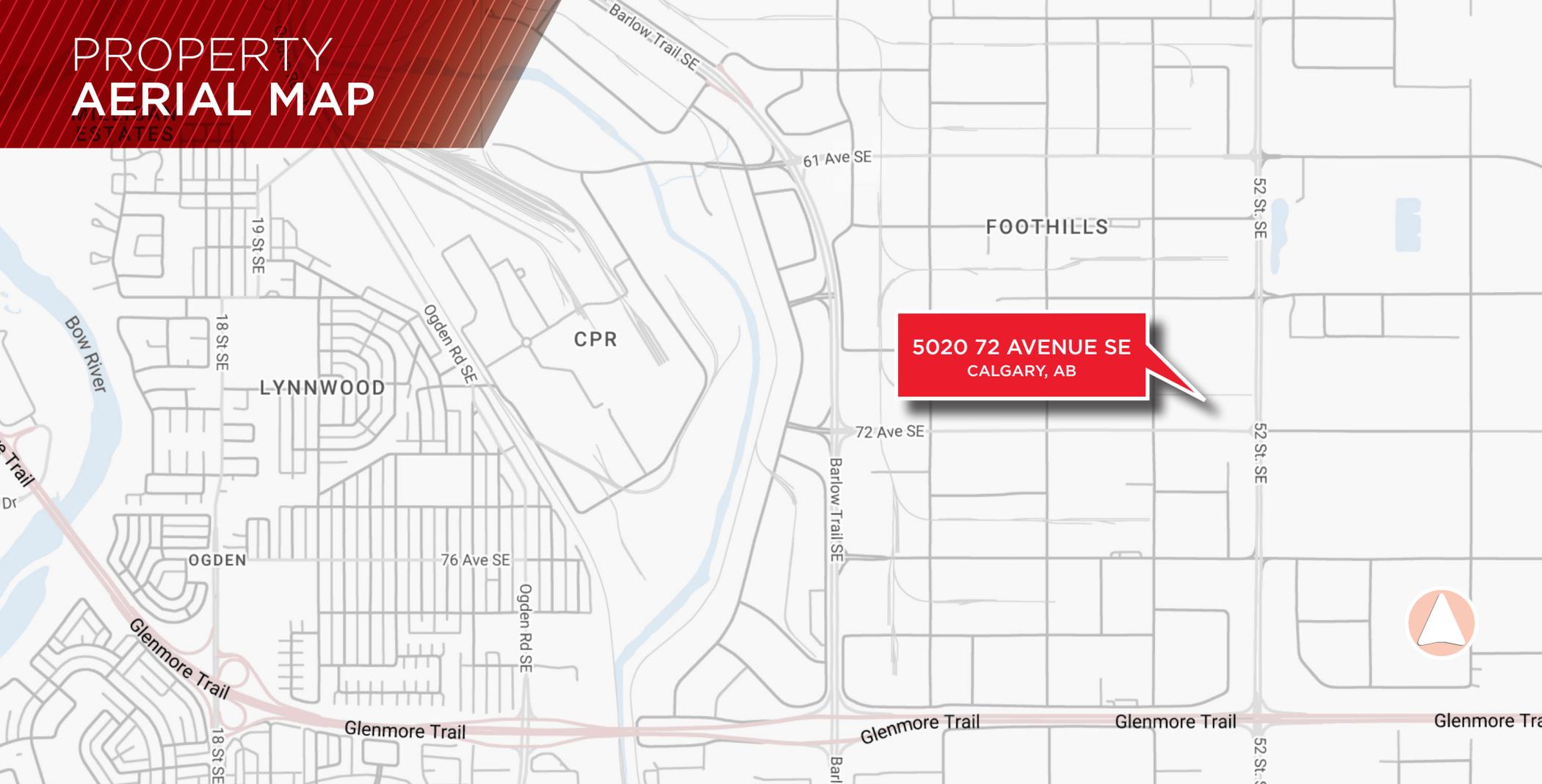


## OFFICE BUILD OUT

OFFICE | 2,500 SF



# PROPERTY AERIAL MAP



**For more information, please contact:**

**Mike Warner, SIOR, CCIM**

Executive Vice President  
Industrial Sales & Leasing  
+1 403 681 0123  
[mike.warner@ca.cushwake.com](mailto:mike.warner@ca.cushwake.com)

**Cushman & Wakefield ULC**

Bow Valley Square IV  
250 - 6th Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
[cushmanwakefield.ca](http://cushmanwakefield.ca)

