

FOR SUBLEASE
4919 61st Avenue SE
CALGARY, AB



AVAILABLE SF
18,730 SF



PROPERTY FEATURES

18,730 SF
AVAILABLE SF

1st OCTOBER 2025
AVAILABILITY

28'6" (TBV)
CLEAR HEIGHT

MARKET
SUBLEASE RATES

31st AUGUST 2029
SUBLEASE EXPIRY

PROPERTY FACTS

FOOTHILLS
DISTRICT

2 DOCK (8' X 10') + 1 DRIVE (10' X 12')
LOADING DOORS

(TBV)
TYPICAL GRID

I-G (INDUSTRIAL GENERAL)
DISTRICT

\$6.68 PSF
OP COSTS + REALTY TAX (2025 EST.)

100 AMPS (TBV)
POWER

COMMENTS

- Located in Foothills district with direct exposure onto 61st Avenue SE
- Excellent transit connectivity with a stop located just outside the building
- Layout features open warehouse, showroom and built out office space on the main and second level
- Professionally managed building
- Ample parking on-site
- Loading can accommodate 53' tractor trailers

FLOOR PLAN

[illegible]

PROPERTY AERIAL MAP



4919 61st Avenue SE

FOOTHILLS

For more information, please contact:

Mike Warner, SIOR, CCIM

Executive Vice President
Industrial Sales & Leasing
+1 403 681 0123

mike.warner@ca.cushwake.com

Shae Halpin

Senior Associate
+1 403 968 2621

shae.halpin@cushwake.com

Cushman & Wakefield ULC

Bow Valley Square IV
250 - 6th Ave. SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.ca

