



**20 - 30K SF DISTRIBUTION SPACE FOR SUBLEASE**  
**WAREHOUSING SERVICES AVAILABLE**

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

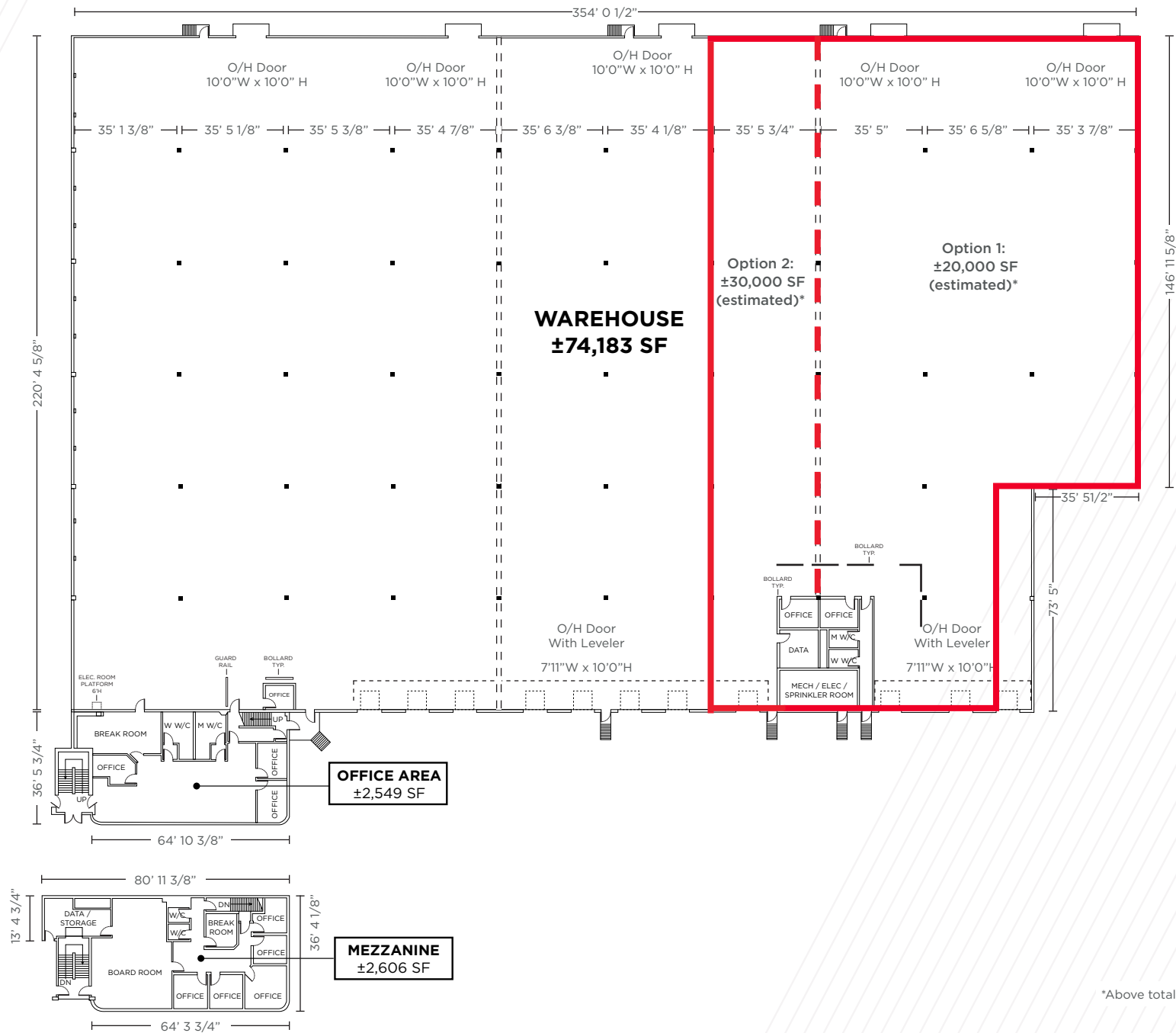


# PROPERTY SUMMARY

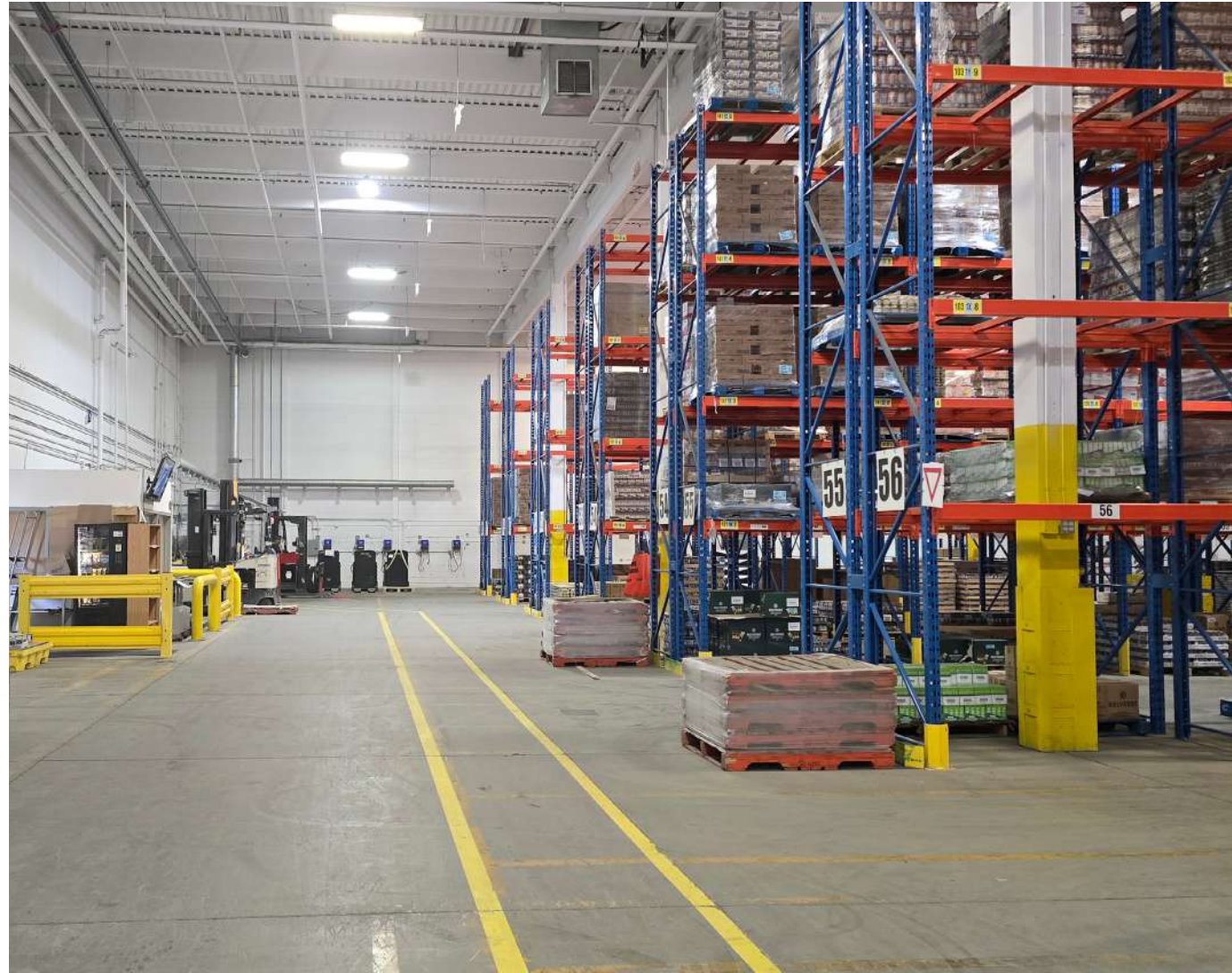
|                             |                                                                                                                                                                                                                                                                                      |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>             | 5040 72 Avenue SE, Calgary, AB T2C 4B5                                                                                                                                                                                                                                               |
| <b>District:</b>            | Foothills                                                                                                                                                                                                                                                                            |
| <b>Total Available:</b>     | ±20,000 SF - ±30,000 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>             | 4 (7'11" x 10') Dock doors                                                                                                                                                                                                                                                           |
| <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</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> |



# SITEPLAN



\*Above totals to be verified



# LOCATION MAP

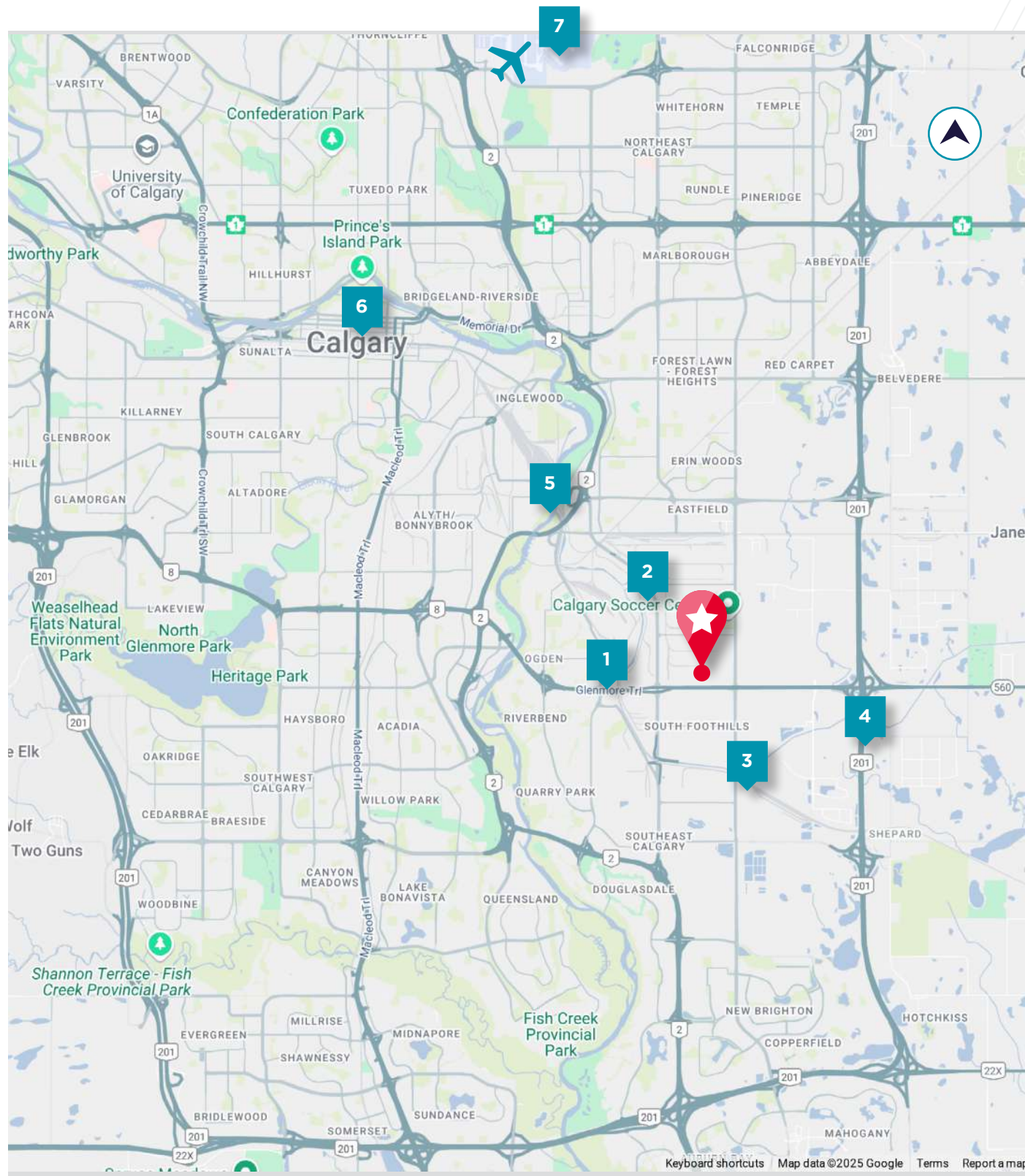
Calgary, AB

## 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<br>Intermodal Yard               | 5 mins  | 3.9 km  |
| 4. | Stoney Trail<br>South East          | 5 mins  | 5.1 km  |
| 5. | Deerfoot Trail                      | 6 mins  | 7.4 km  |
| 6. | Downtown<br>Calgary                 | 14 mins | 12.8 km |
| 7. | Calgary<br>International<br>Airport | 18 mins | 21.9 km |



5040 72 Avenue SE, Calgary, AB





## FOR MORE INFORMATION, CONTACT:

**DAVID REICH, BBA**

Senior Vice President  
Industrial Sales & Leasing  
D: +1 403 261 1128  
M: +1 403 923 9911  
[david.reich@cushwake.com](mailto:david.reich@cushwake.com)

**KEVIN TANG, B. COMM**

Vice President  
Industrial Sales & Leasing  
D: +1 403 261 1142  
M: +1 403 617 5396  
[kevin.L.tang@cushwake.com](mailto:kevin.L.tang@cushwake.com)

250 6 Avenue SW  
Suite 2400  
Calgary, AB T2P 3H7  
+1 403 261 1111  
[cushmanwakefield.ca](http://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.

