



Unit 2, 4990 - 68th Avenue SE | Calgary, AB

±150,654 Square Feet Available for Sublease

Sublease opportunity featuring a well-located distribution facility with excellent access to major routes, including Glenmore Trail, Barlow Trail SE, Stoney Trail, and 52nd Street SE.

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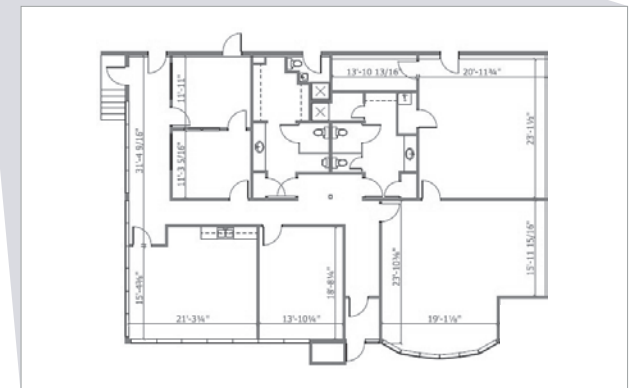
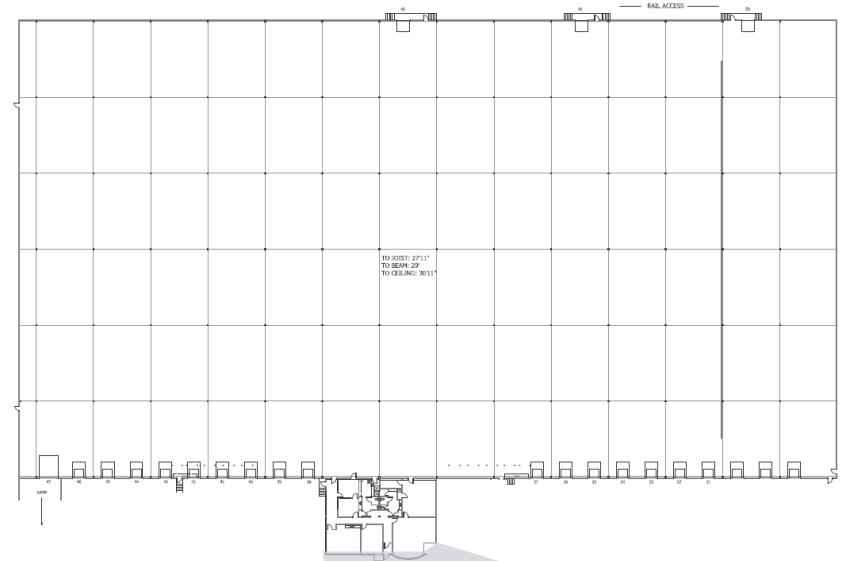


Property Overview

Specifications

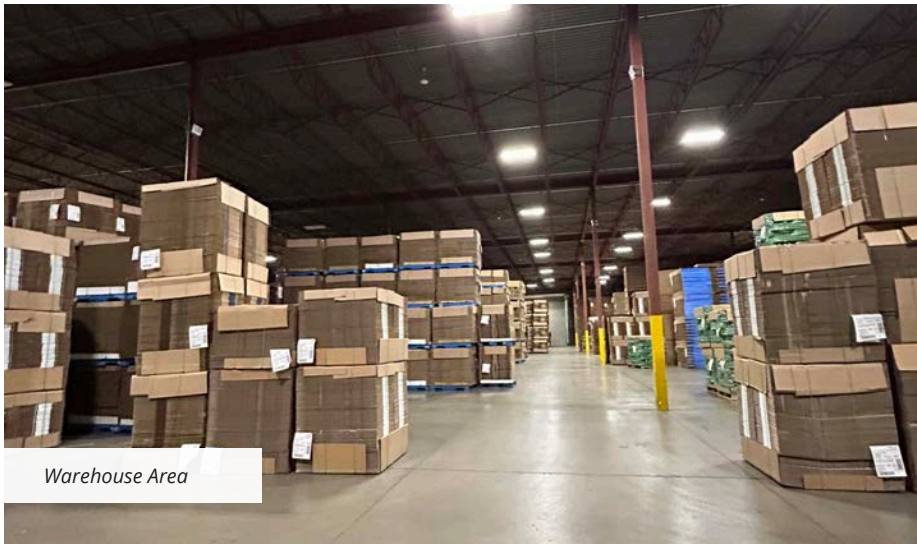
District	Foothills Industrial Park
Zoning	I-G, Industrial General
Office Area	±3,400 SF
Warehouse Area	±147,254 SF
Total Available Area	±150,654 SF
Ceiling Height	28' Clear
Loading	19 Dock (8' x 10') 1 Grade Level (12' x 14') 4 Rail Doors
Power	800 Amp, 600 Volt (3 Phase) (TBV)
Lighting	LED with Motion Sensors
Sprinklers	ESFR
Column Grid	35' x 47'
Bay Depth	287'
Truck Court Depth	130'
Parking	43 Vehicle Stalls
Make-Up Air	Yes (CFM TBV)
Asking Sublease Rate	\$7.50 PSF
Sublease Term	April 29 th , 2029
Operating Costs	\$6.75 PSF (est. 2025)
Available	30 Days Notice

Floor Plan





Office Area



Warehouse Area



Exterior Loading Area






Highlights

- Rare rail-serviced opportunity
- Existing make-up air system designed to support propane-powered forklifts
- Designated electric forklift charging area with capacity for six lifts
- All dock levelers are powered and equipped with swing-arm lights
- Trailer parking can be made available in the immediate area

±150,654
square feet available

Location Overview


Location Highlights

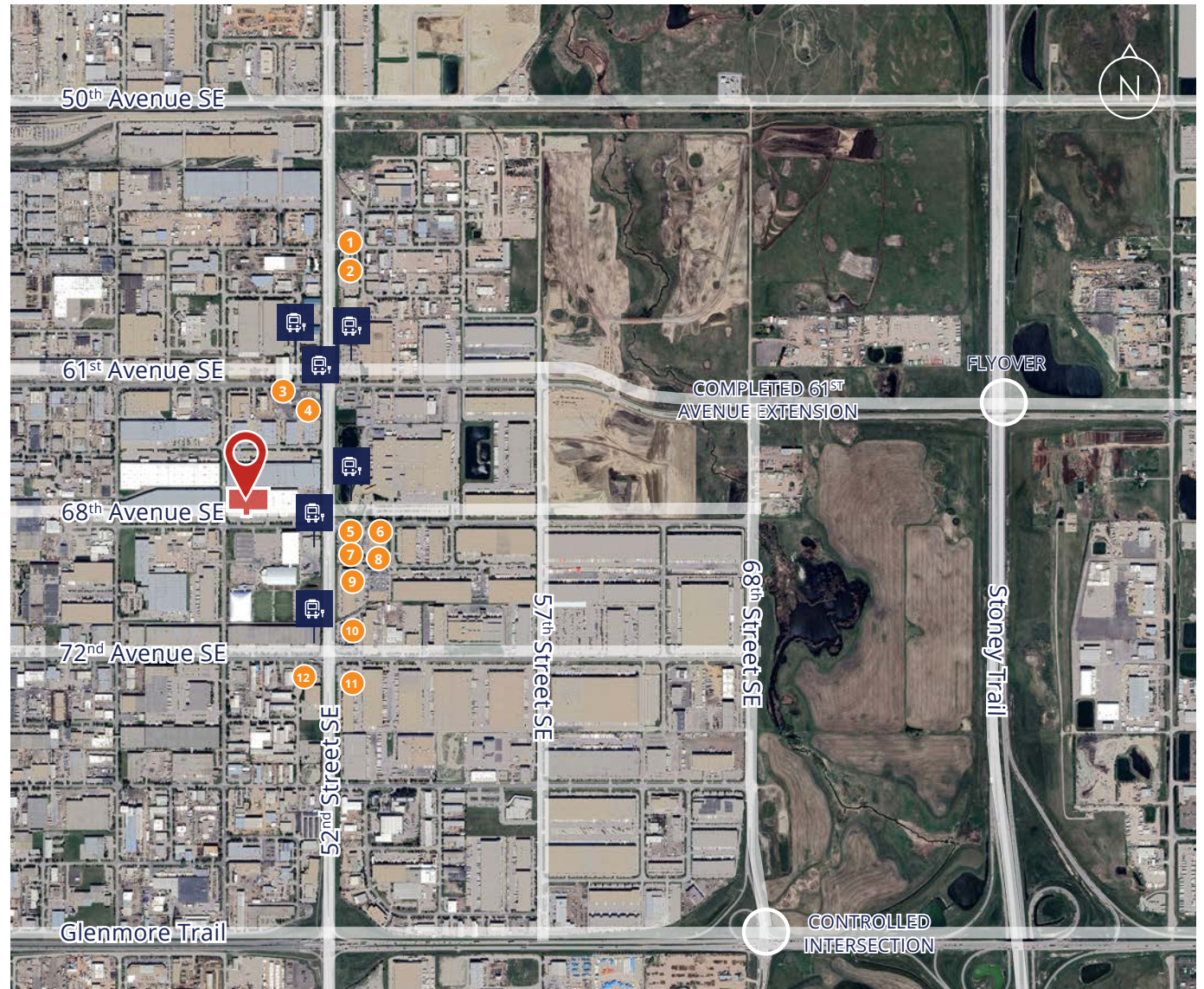
-  Easy access to major city thoroughfares such as Stoney Trail & Glenmore Trail
-  Ample amenities in the area for employees
-  30 minute drive to the Calgary International Airport
-  20 minute drive to downtown Calgary
-  Red Deer | 1 Hour, 36 Minutes
Edmonton | 3 Hours
Lethbridge | 2 Hours, 4 Minutes

Nearby Amenities

- | | |
|-----------------|----------------|
| 1 Brewsters | 7 Circle K |
| 2 Fountain Tire | 8 Subway |
| 3 RBC | 9 Dairy Queen |
| 4 Petro Pass | 10 McDonalds |
| 5 Tim Hortons | 11 A&W |
| 6 Kal Tire | 12 Tim Hortons |

 Property Location

 Bus Stop





Barlow Trail SE

68th Avenue SE

61st Avenue SE

72nd Avenue SE

52nd Street SE



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