

For Sublease

Unit 101
5555 - 69 Avenue SE
Calgary, AB



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5555 69 Avenue SE

Property details

DISTRICT	Great Plains
ZONING	I-G (Industrial General)
LEASABLE AREA	Office: ± 3,036 sf Warehouse: ± 64,572 sf Total: 67,608 sf
YEAR BUILT	2002
LOADING	9 dock doors
POWER	400 amp. 347/600 volt
CEILING HEIGHT	28'
LEASE RATE	Market
OPERATING COSTS	\$5.87
SUBLEASE EXPIRY	January 31, 2034
AVAILABILITY	Immediately
COLUMN GRID	55' x 30'
BUILDING DEPTH	242'

Property highlights



Upgraded sprinklers to accommodate tire storage



Warehouse equipped with make-up air system & exhaust fans, forklift charging stations, & T5HO lighting



± 4,200 sf fenced compound



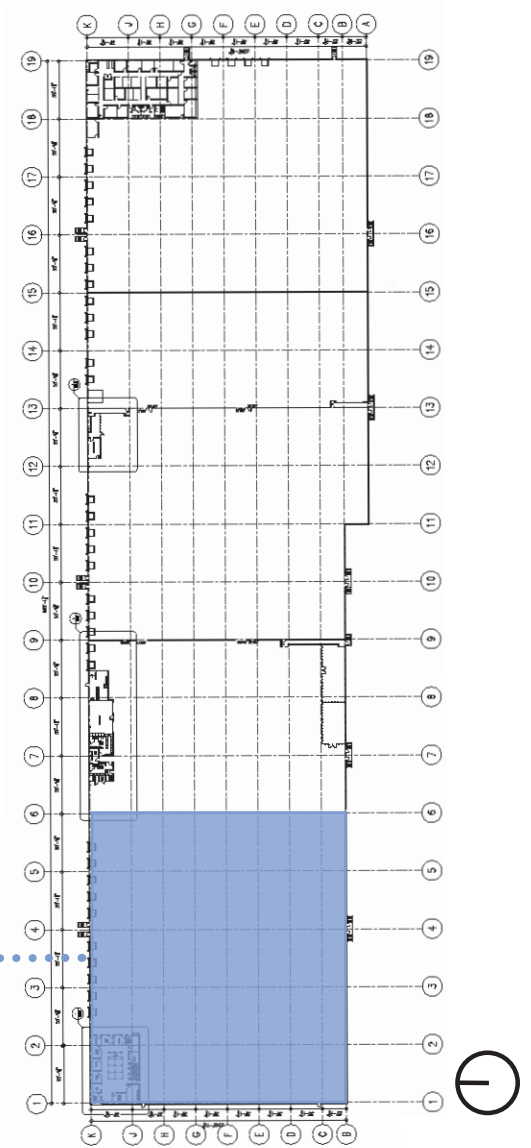
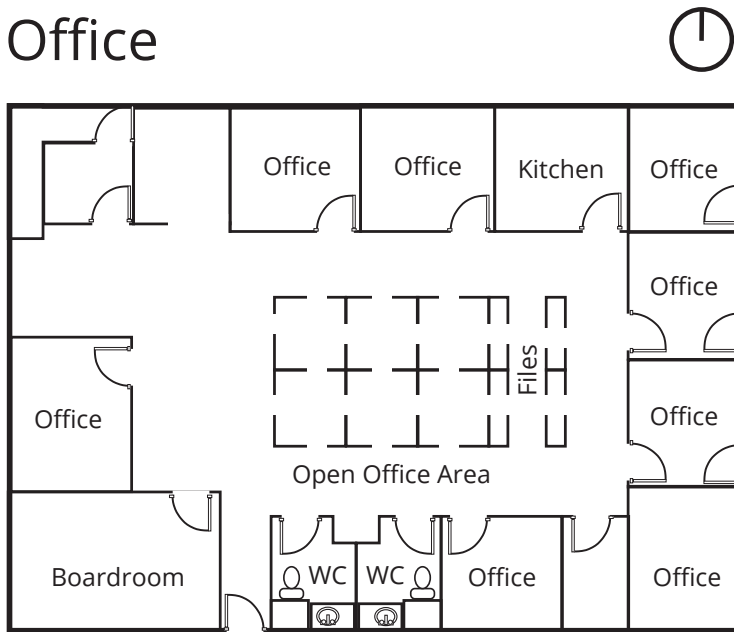
Excellent access to major roadways such as 52nd Street, Glenmore Trail, Barlow Trail & Stoney Trail



5555 69 Avenue SE

Unit 101 Floorplan

Office





Location

1. Tim Hortons
2. Coop Gas Bar
3. Calgary Coop
4. A&W Canada
5. FreshCo
6. Canadian Pizza Unlimited
7. Mozy Cafe
8. Gusto's Restaurant & Lounge
9. Subway
10. Devil's Head Coffee
11. Brewsters Brewing Company
12. Shawarma Factory
13. Calgary Soccer Centre
14. All Beef Catering & Smokehouse
15. Big Rock Brewery
16. Primo YYC Pasta & Pizza

Drive times

- 20** minutes
13km to
Downtown Core
- 26** minutes
29 km to
YYC International Airport

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