



5555 - 69th Avenue SE, Unit 113 | Calgary, AB

±56,907 Square Feet Available for Sublease

Close proximity to amenities and public transit, including bus routes 23 & 148, which are located only moments away from the property.

Josh Magnussen

SVP | Partner
+1 403 771 2064
josh.magnussen@colliers.com

Paul Marsden

EVP | Partner
+1 403 605 9632
paul.marsden@colliers.com

Sam Binfet

Associate
+1 403 470 8976
sam.binfet@colliers.com



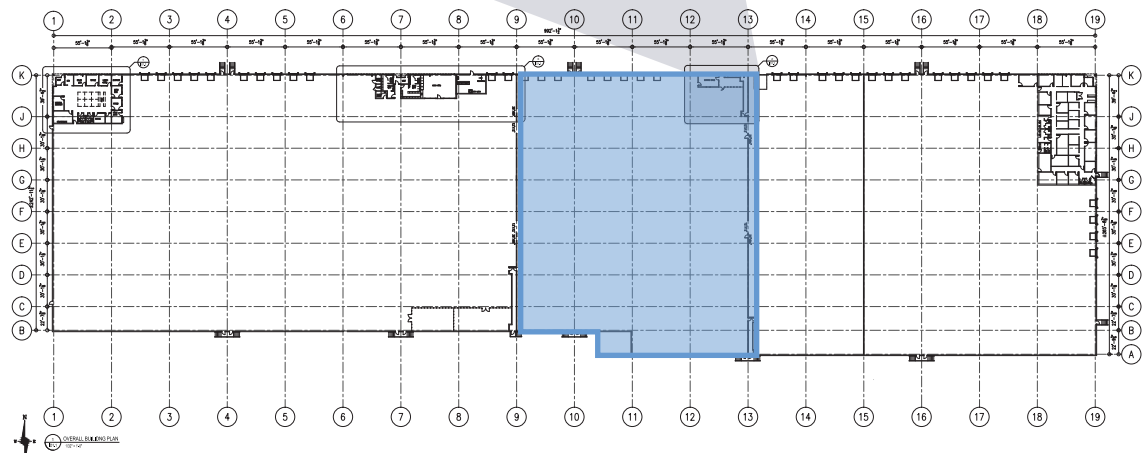
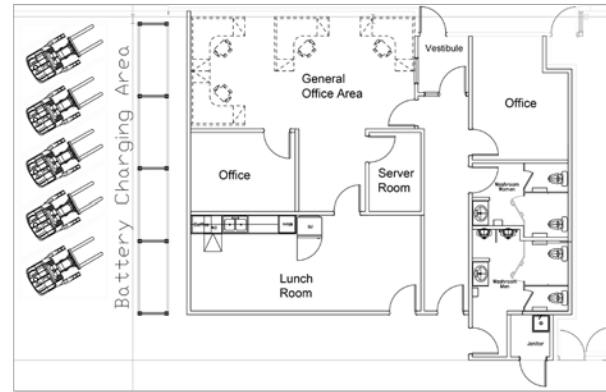
Property Overview

Unit 113

Specifications






District	Great Plains
Zoning	I-G, Industrial General
Office Area	±1,820 SF
Warehouse Area	±55,087 SF
Total Available Area	±56,907 SF
Ceiling Height	28' Clear
Total Loading	8 Dock Doors
Power	200 Amp, 347/600 Volt (TBV)
Lighting	T5HO
Sprinklers	ESFR
Column Grid	55' x 30'
Staging Area	55' x 39'
Make-Up Air	5,000 CFM
Asking Sublease Rate	Market
Sublease Term	April 30, 2027
Operating Costs	\$5.87 PSF (est. 2025)
Available	October 1, 2025

Floor Plan



Location Overview

Location Highlights

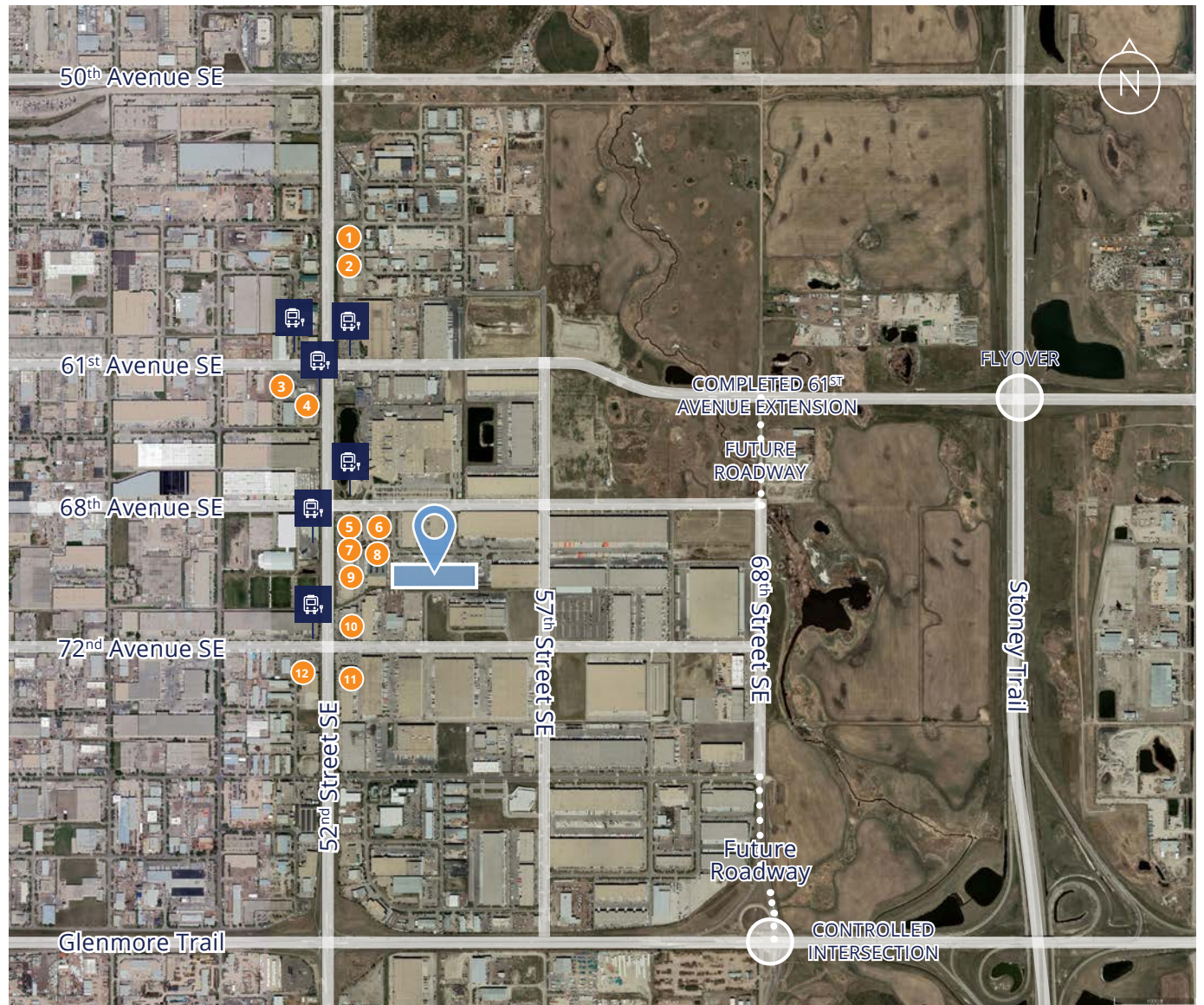
-  Easy access to major city thoroughfares such as Stoney Trail & Glenmore Trail
-  Ample amenities in the area for employees
-  30 minute drive to the Calgary International Airport
-  20 minute drive to downtown Calgary
-  Red Deer | 1 Hour, 36 Minutes
Edmonton | 3 Hours
Lethbridge | 2 Hours, 4 Minutes

Nearby Amenities

- | | |
|--|---|
|  Brewsters |  Circle K |
|  Fountain Tire |  Subway |
|  RBC |  Dairy Queen |
|  Petro Pass |  McDonalds |
|  Tim Hortons |  A&W |
|  Kal Tire |  Tim Hortons |

 Property Location

 Bus Stop





Unit 113

Glenmore Trail

57th Street SE

Smed Lane SE

52nd Street SE

61st Avenue SE

Unit 113, 5555 - 69th Avenue SE | Calgary, AB

Josh Magnussen

SVP | Partner
+1 403 771 2064
josh.magnussen@colliers.com

Paul Marsden

EVP | Partner
+1 403 605 9632
paul.marsden@colliers.com

Sam Binfet

Associate
+1 403 470 8976
sam.binfet@colliers.com

330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
403 266 5544

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



collierscanada.com