



ChoiceProperties

For lease

#49, 5353 - 72 Avenue SE, Calgary, AB

- A Class Industrial building located in Great Plains Industrial Park
- Rare cross-loading design
- Clean existing office space with large marshalling areas
- Ability to use south loading area as yard if desired
- Quick access to major southeast thoroughfares and southeast Calgary ring road

Property Details

District Great Plains

Zoning I-G (Industrial General)

Building Size Office: $\pm 4,050 \text{ s.f.}$

Warehouse: ± 51,529 s.f.

Total: $\pm 55,579$ s.f.

Ceiling Height 28' clear

Loading East:

10 (8' x 10') dock doors

South (Fenced):

9 (8' x 10') dock doors, 3 (5' x 8') drive-in doors, 1 (12' x 14') drive-in door

Sprinklers ESFR available

Typical Grid Size 55' x 40'

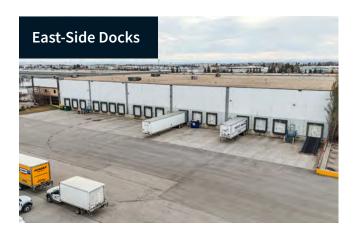
Power 400 amps @ 347/600 volts

Lighting LED with motion sensors

Lease Rate Market

Op. Costs \$6.30 p.s.f. (2025 est.)

Available August 1, 2025

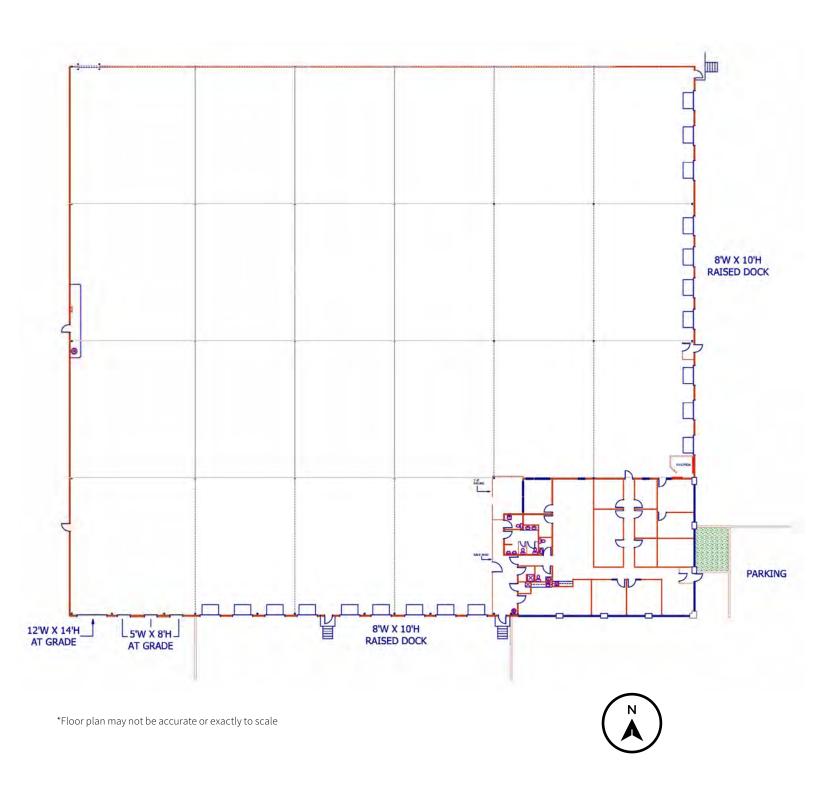




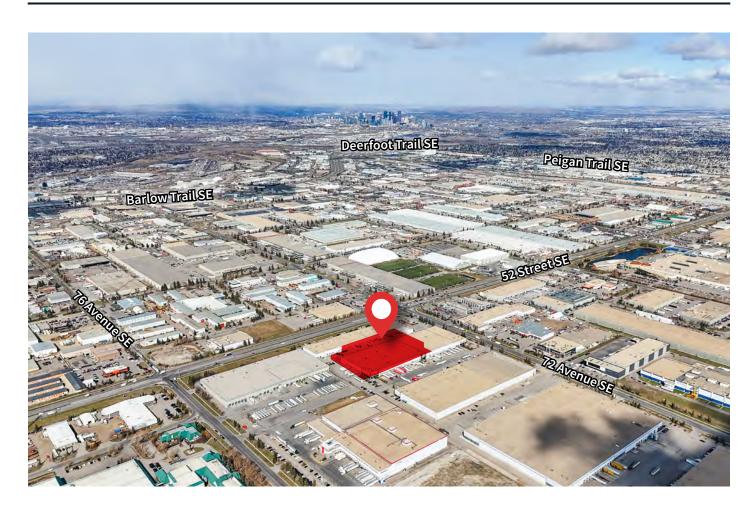




Floor Plan



Property Location



Approximate Drive Times



Stoney Trail East 6 min. / 4.3 km



Calgary Airport 20 min. / 22.2 km



Deerfoot Trail 9 min. / 6.8 km



Downtown Calgary 15 min. / 13.1 km

Contact us



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