



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: ± 4,050 s.f. Warehouse: ± 51,529 s.f. Total: ± 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

East-Side Docks



South-Side Fenced Yard



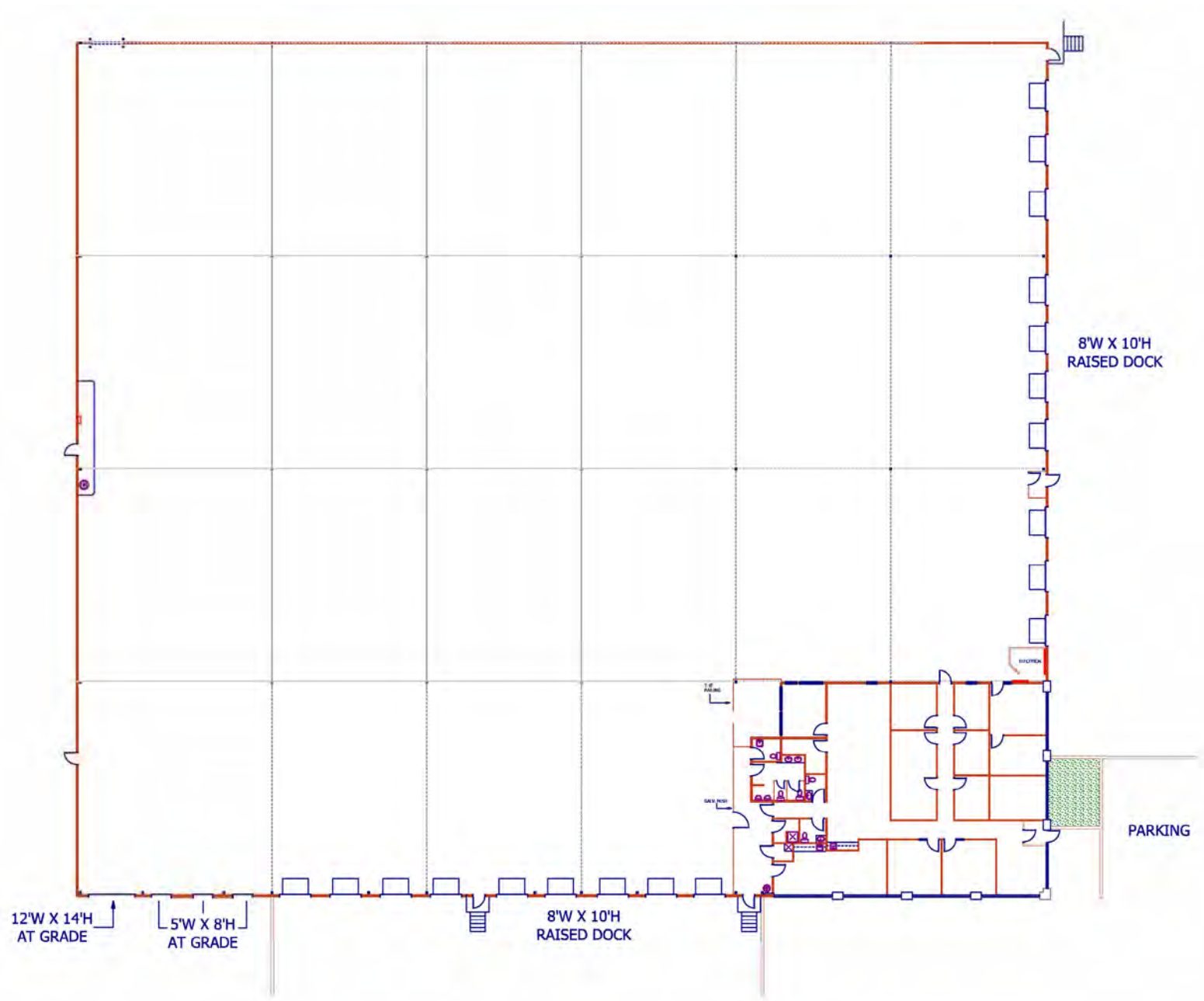
Warehouse



Warehouse



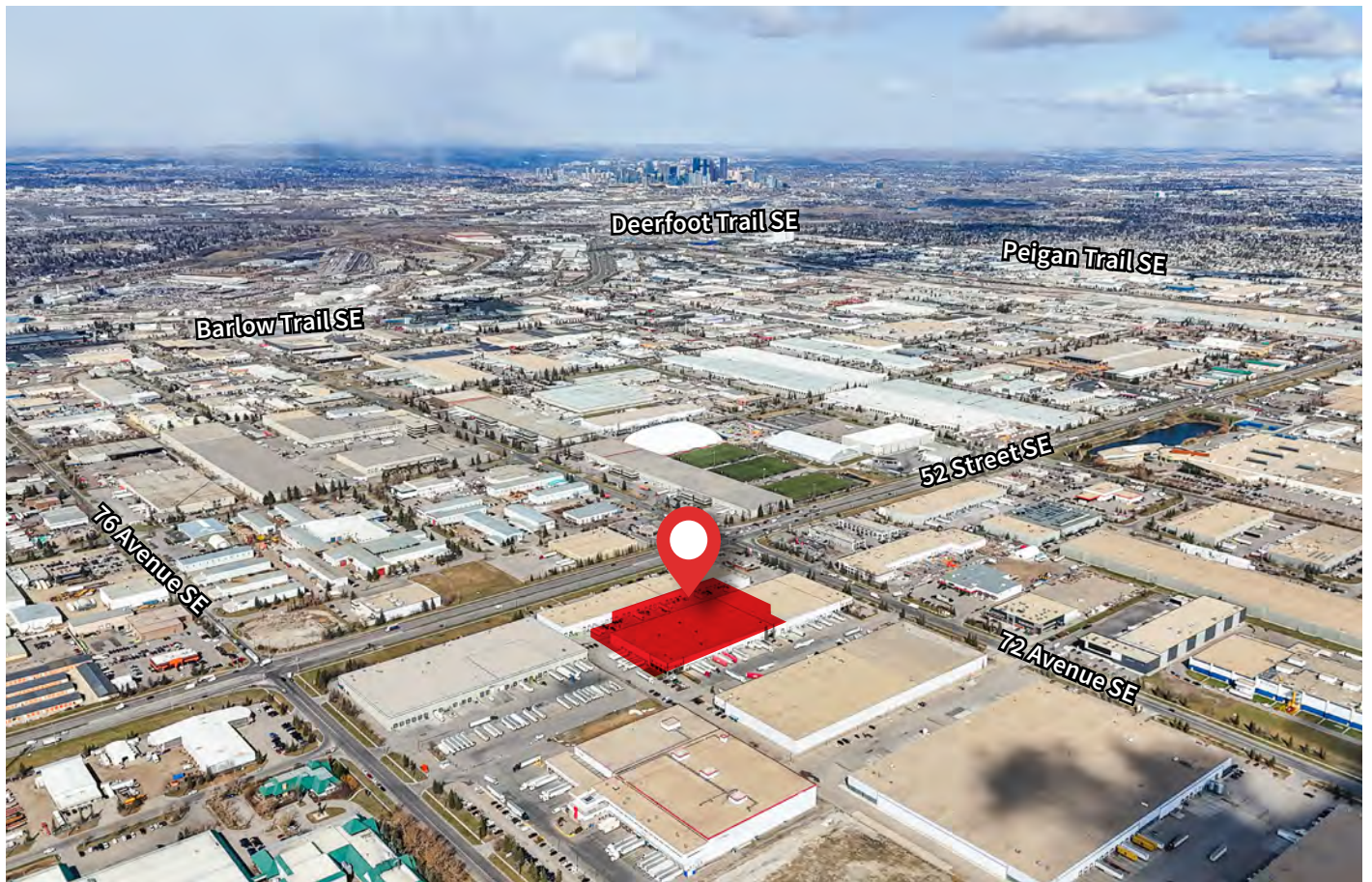
Floor Plan



*Floor plan may not be accurate or exactly to scale



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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