

TURNKEY FOOD DISTRIBUTION SPACE FOR SUBLEASE

Below Market Rent

5381 72nd Avenue SE, Bay 30, Calgary, Alberta

Total Size: 15,497 sq.ft. (+/-)

Warehouse Space: 14,716 sq.ft. (+/-)

Office Space: 781 sq.ft. (+/-)

Zoning: I-G (Industrial General)

Loading: 3 dock-level doors (8' x 10')

Ceiling Height: 28' (+/-)

Column Grid: 55' wide x 40' deep

Power: 225 amps (TBV)

Walk-In Freezer: 914 sq.ft. (+/-) and 24' height

Sprinkler: Yes

Net Rent: \$11.50 per sq.ft. with escalations

Operating Costs (2026): ~ \$6.65 per sq.ft.

Sublease Term: August 1, 2026 to July 31, 2031



Notes: Unique opportunity to sublease a turnkey food distribution warehouse and to purchase all of the racking and its walk-in freezer. Otherwise, the equipment can be removed. This modern building is located close to Glenmore Trail and Stoney Trail, for quick access to all major thoroughfares. The Net Rent was negotiated in 2024 and is now well below the current market rate for warehouse properties in the SE.

RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4



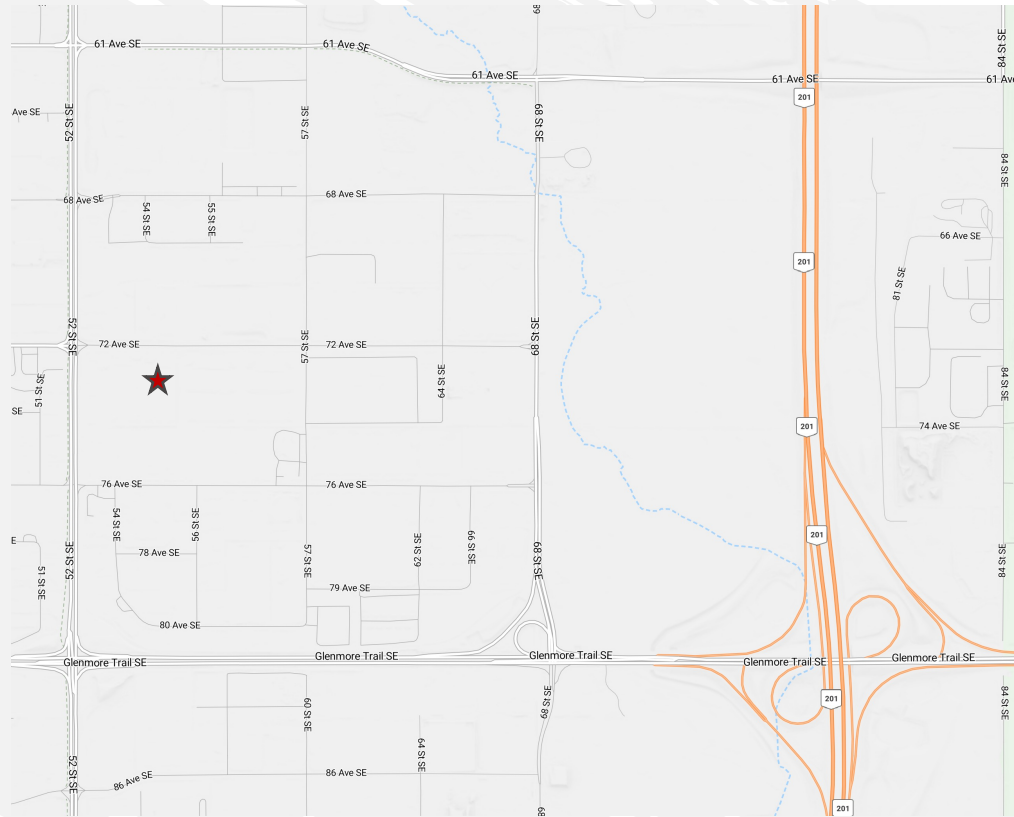
ILYA RAYKHLIN, MBA, CCIM | ASSOCIATE BROKER | ILYA@INDUSTRIALCALGARY.COM | 403-999-2277

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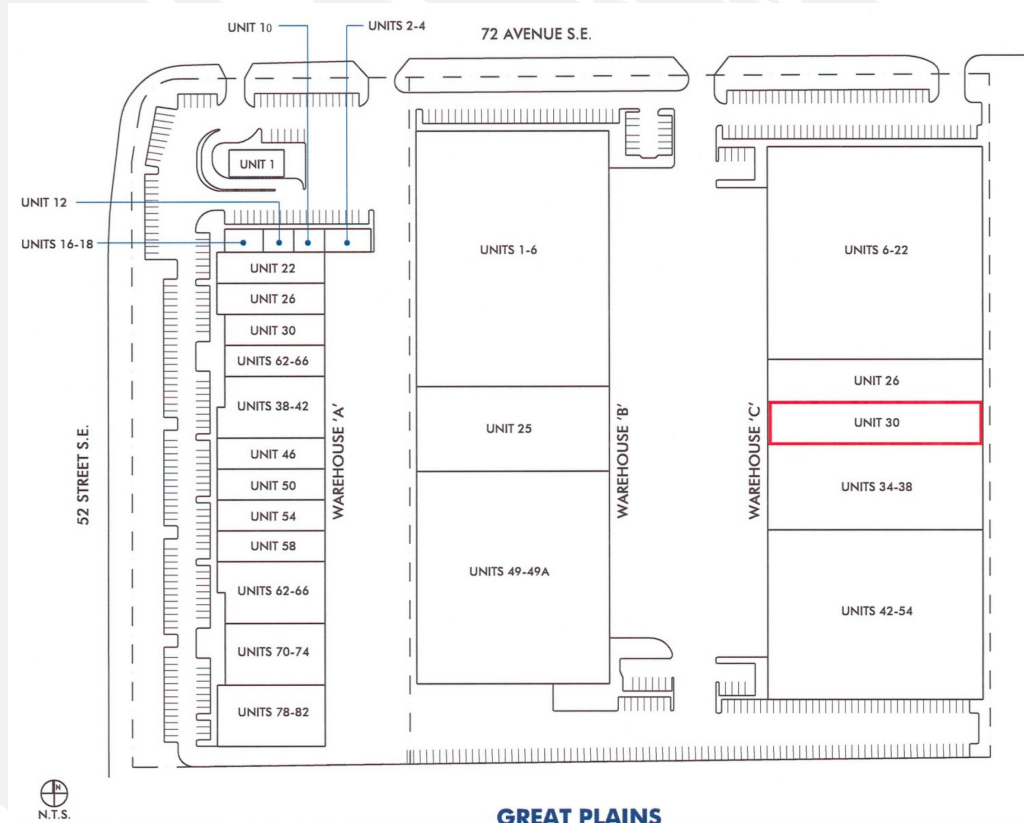
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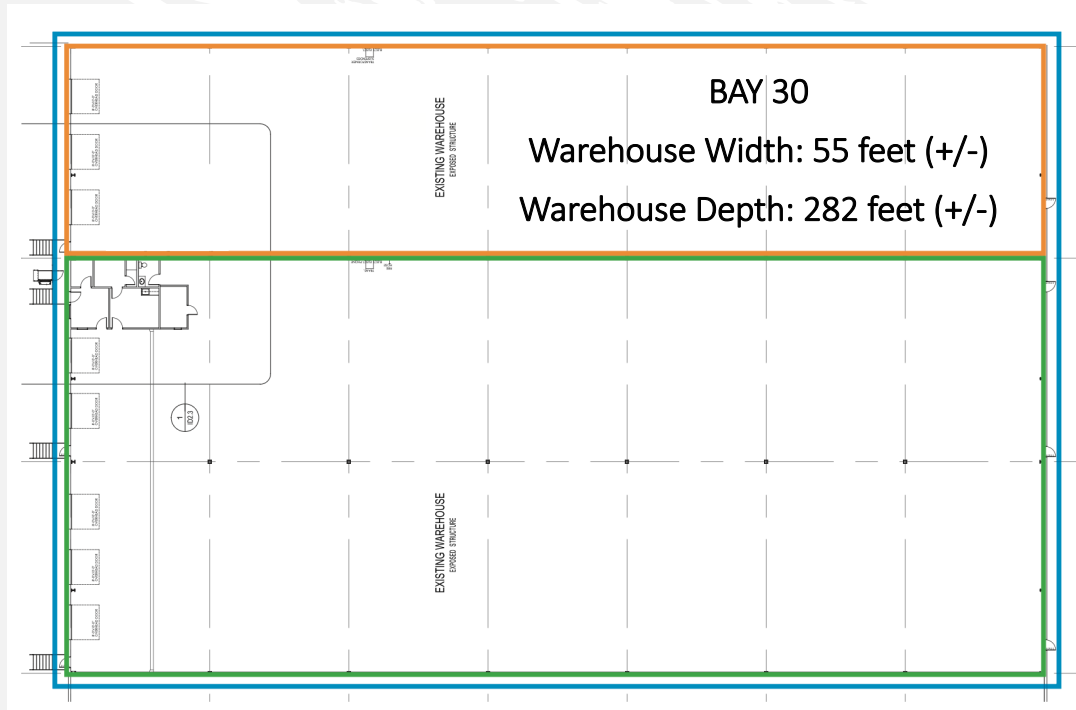
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*** Floor plan is approximate and for display purpose only. Layout and dimensions must be verified.**

*** Office space not indicated on plan above.**

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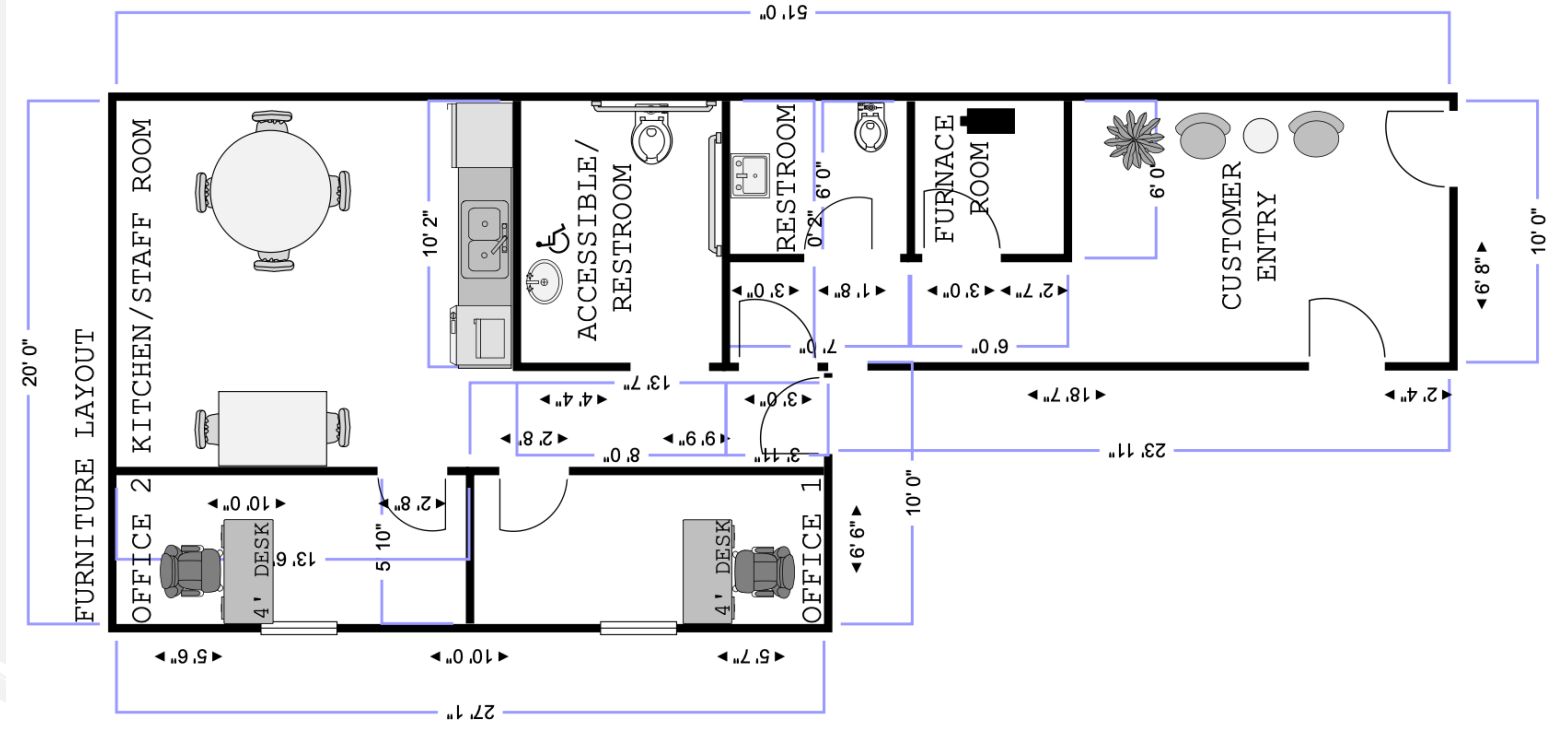
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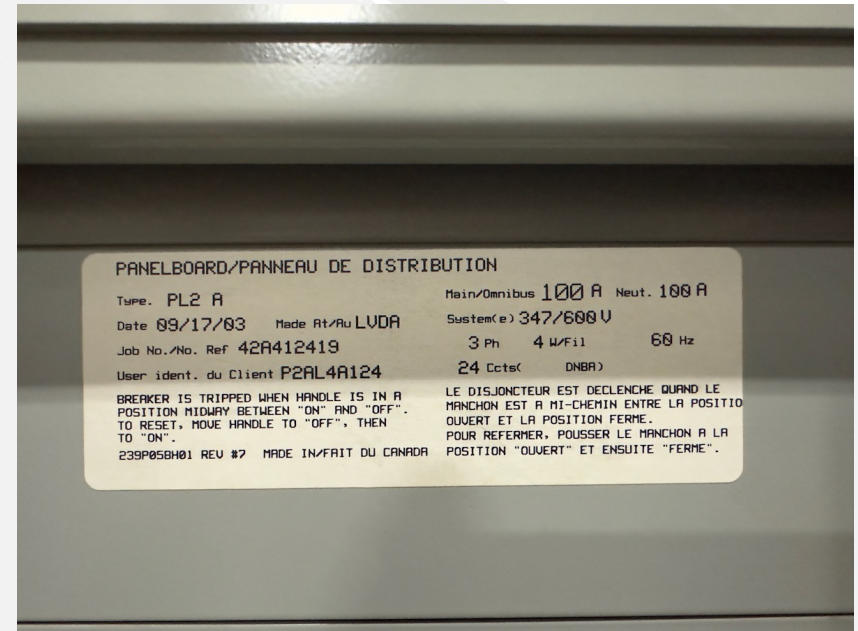
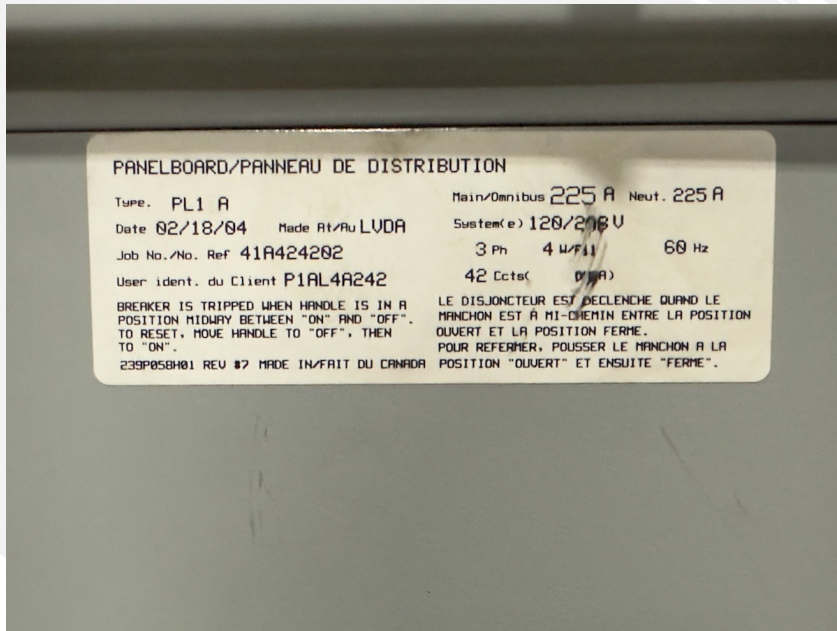
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