

FOR SUBLEASE

4,070 sf warehouse/office space



5200 – 64 Avenue SE

Well-maintained industrial unit located in East Foothills Industrial Park with grade level loading.

Contact:

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Property Profile

Building Area:	Office:	1,650 sf
	Warehouse:	2,420 sf
	Total:	4,070 sf
Available:	Immediately	
Term:	Expires October 30, 2027	
Rental Rate:	Market sublease rates	
Op. Costs	\$9.66 per sf (est. 2025)	
Year Built:	2005	
Ceiling Height:	16'5" clear	
Power:	200 amp, 600 volt 3 phase (TBV)	
Heating:	Gas-fired unit heater (Warehouse) Roof top HVAC (Office)	
Loading:	One (1) 12'x14' drive-in door	
District:	East Foothills	
Parking:	Ample surface parking directly in front of entrance	

Property Information

Rare opportunity to sublease well-maintained unit in East Foothills

Move-in ready warehouse and office space

Suite features two large offices, meeting room, kitchen, reception, area for workstations, in-suite washrooms.

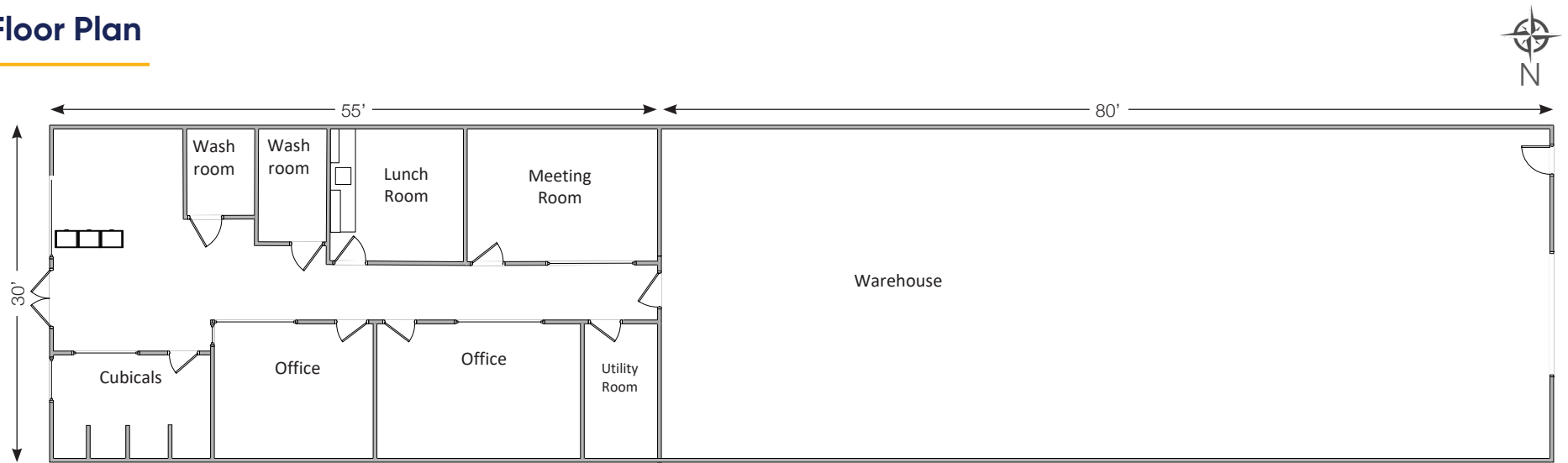
Conveniently located with quick access to services, eateries, Brewster's Brewing, JVCentre Smed Lane Sportsplex.

Within easy access to Barlow Trail SE via 61 Avenue and 72 Avenue SE



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Floor Plan



Measurements are approximate and not to scale.





Drive times to major arteries in the area

East Foothills is a highly desirable industrial area within Calgary due to its established infrastructure, strategic location, and capacity to support a wide range of industrial uses. Conveniently located only 5 minutes to Barlow Trail and 10 minutes to Deerfoot Trail to the west and Stoney Trail to the east, the area is easily accessible.

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