

# South Calgary Distribution Centre

6600 72 Avenue SE

Calgary, Alberta



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# The Opportunity

South Calgary Distribution Centre is located in Calgary's prime southeast industrial corridor, Great Plains Industrial Park. The location provides unparalleled access to the city's major transportation routes, while the property offers multiple points of access/egress and a fenced and secured loading court.

This 498,618 square foot cross-dock facility features 36' clear ceiling heights, an ESFR sprinkler system, LED lighting, and ample dock loading and trailer parking (96 stalls). The main entrance and office area is situated at the southeast corner of the building and includes a reception/security desk, private office, large staff lunchroom, locker area, wash-rooms, and a separate shipping and receiving office.

The opportunity offers flexible term and demising options in one of Calgary's most sought after industrial buildings.



36' Clear Ceiling Height



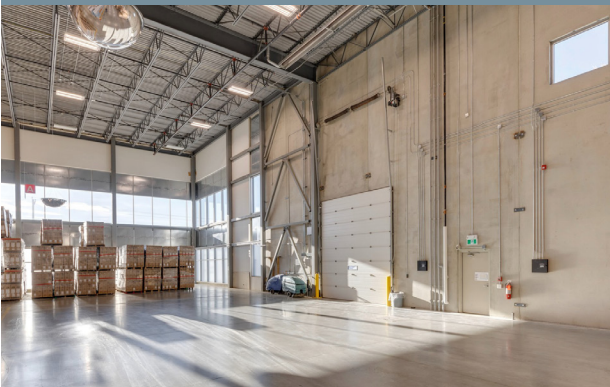
78 x Dock Loading Doors  
4 x Drive-in Loading Doors

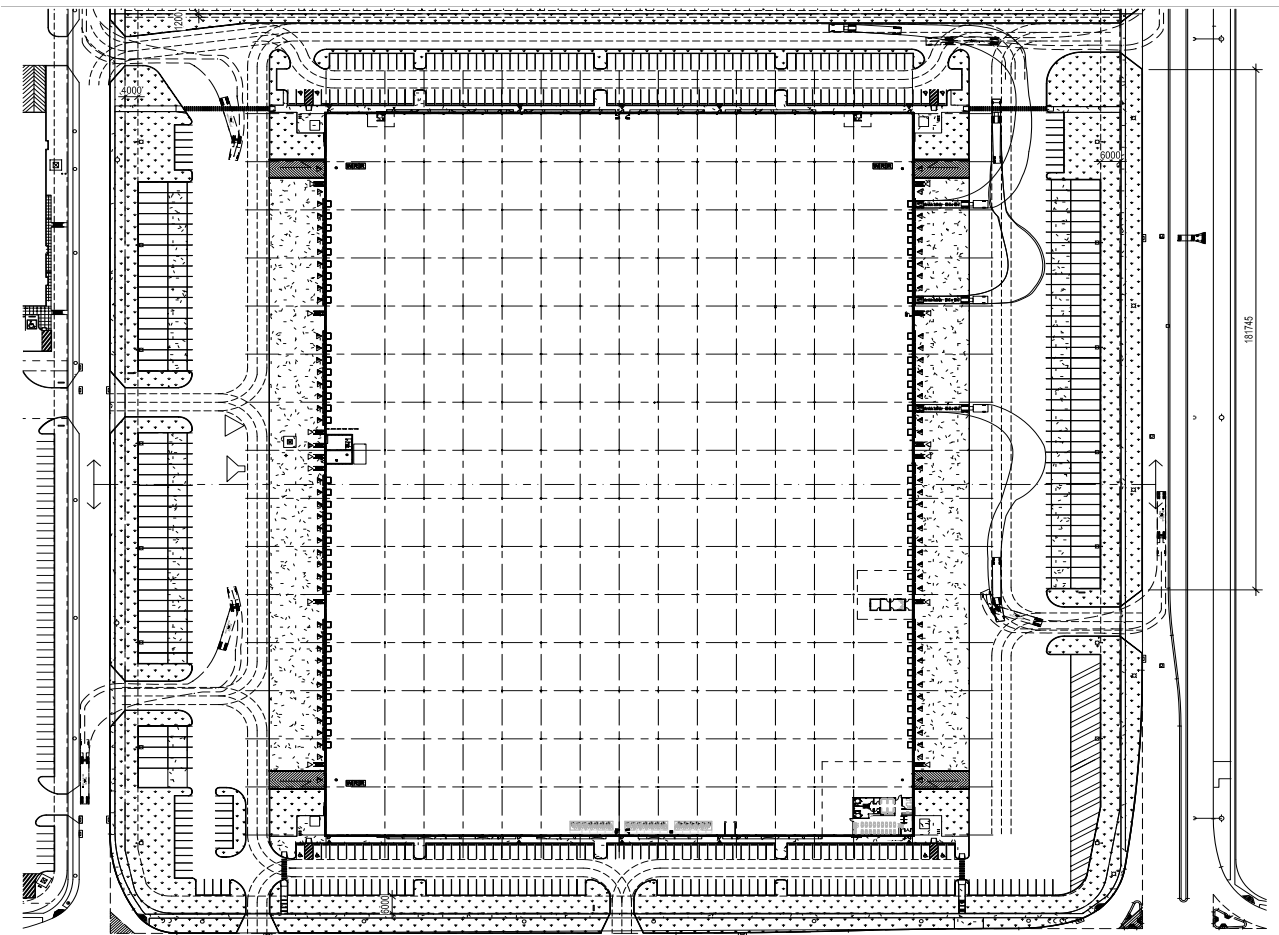


2,000 Amp, 600 Volt Power

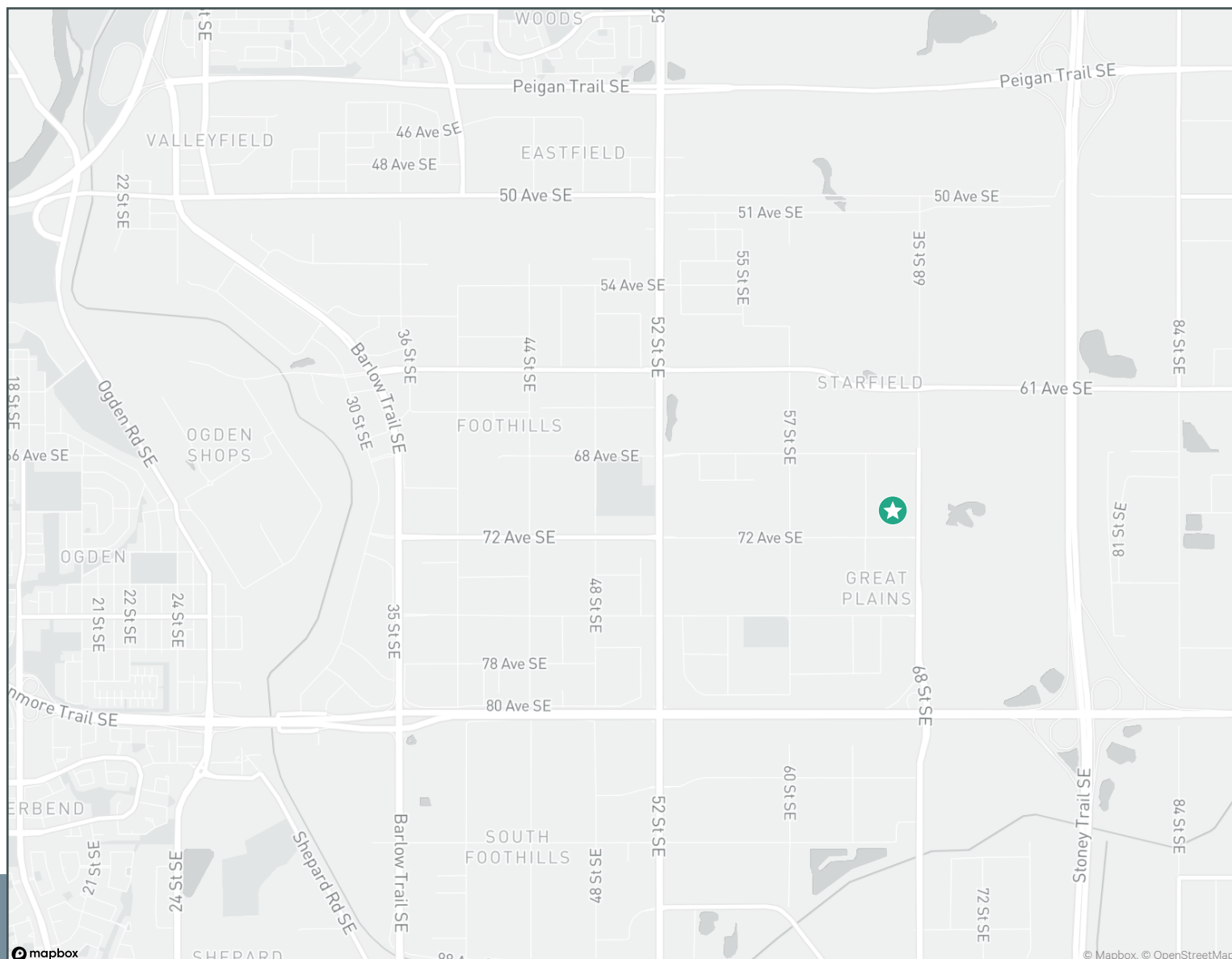


±3,227 SF Total Office Area





Rentable Area	Main Office & Shipping Area:	±3,227 SF
	Warehouse:	±495,391 SF
	Total Rentable Area:	498,618 SF
Zoning	I-G (Industrial-General)	
Loading	78 x Dock, 4 x Drive-in	
Ceiling Height	36'	
Trailer Parking	96 stalls	
Power	2,000 Amp, 600 Volt	
Building Depth	598'	
Standard Grid	55' x 40'	
Operating Costs	\$4.75 PSF	
Lease Rate	Market	
Availability	Q4 2025	



## Contact Us

### Luke Hamill

Executive Vice President  
+1 403 294 5707  
luke.hamill@cbre.com

**\*Lead Broker**

### Evan Renwick

Vice President  
+1 403 750 0807  
evan.renwick@cbre.com

**\*Lead Broker**

### Iain Ferguson

Vice Chairman  
+1 403 750 0803  
iain.ferguson@cbre.com

### Cameron Woods

Vice President  
+1 403 303 4562  
cameron.woods@cbre.com

### Blake Ellis

Vice President  
+1 403 750 0519  
blake.ellis@cbre.com

### Kai Ravensbergen

Associate  
+1 403 750 0525  
kai.ravensbergen@cbre.com

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