

**FOR LEASE**

# SOUTH CALGARY DISTRIBUTION CENTRE

6600 72 Avenue SE  
Calgary, AB

**FLYOVER  
VIDEO**

EXPLORE

**498,618 SF DUAL-LOAD FACILITY**

**PRIME INDUSTRIAL SPACE**  
**YOUR GATEWAY TO CALGARY'S**  
**SOUTH INDUSTRIAL HUB**

Marketed by

**CBRE**

Owned by

 **SKYLINE**

# A LANDMARK IN DISTRIBUTION

**FOR WORLD-CLASS LOGISTICS**

**498,618 SF DUAL-LOAD FACILITY**



**LOADING DOORS**  
78 DOCK & 4 DRIVE-IN

**WAREHOUSE AREA**  
495,391 SF

**CLEAR HEIGHT**  
36'

**TRAILER PARKING**  
96 STALLS

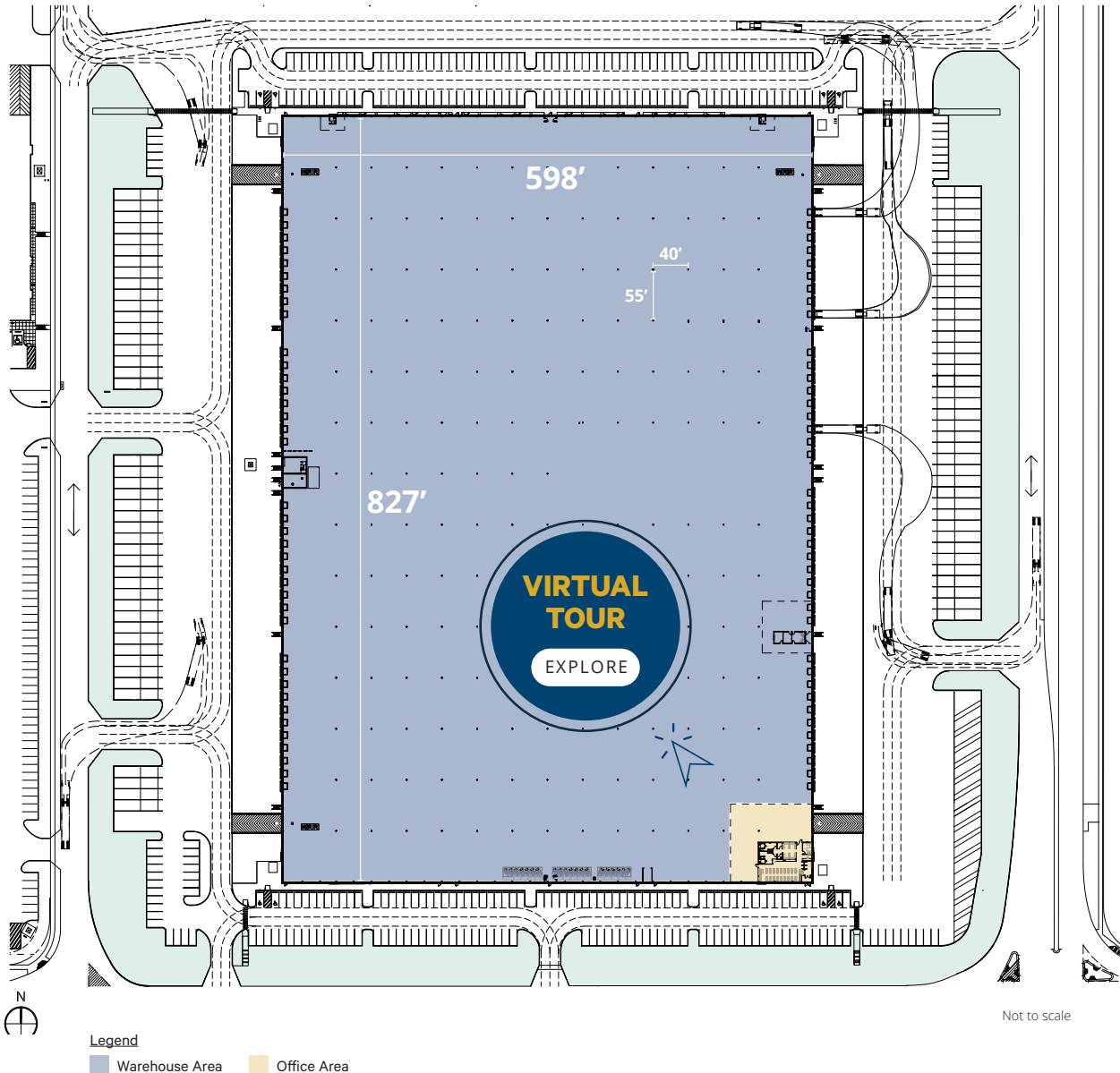
**OFFICE AREA**  
3,227 SF

**CAR PARKING**  
AMPLE ON-SITE

This 498,618 square foot dual-load 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, washrooms, and a separate shipping and receiving office.

# PREMIUM SPACE

## CURRENT FLOOR PLAN



## PROPERTY DETAILS

### Available Area\*

Main Office & Shopping Area	3,227 SF
Warehouse	495,391 SF
<b>Total Rentable Area</b>	<b>498,618 SF</b>

\*Approximate, subject to measurement.

### Construction

Precast concrete

### Zoning

IG (Industrial-General)

### Building Dimensions

598' depth x 827' wide

### Standard Grid

55' x 40'

### Loading

78 (9' x 10') dock loading with 40,000 lb hydraulic levellers at each door (1:6,392 SF)

4 (14' x 16') drive in doors with concrete ramp

### Power

2,000 Amp, 600 Volt (TBV)

### Sprinkler

ESFR system

### Lighting

Gas Fired Unit Heaters

### Lease Rate

Market

### Operating Costs

\$4.87 PSF + Mgmt Fee

### Availability

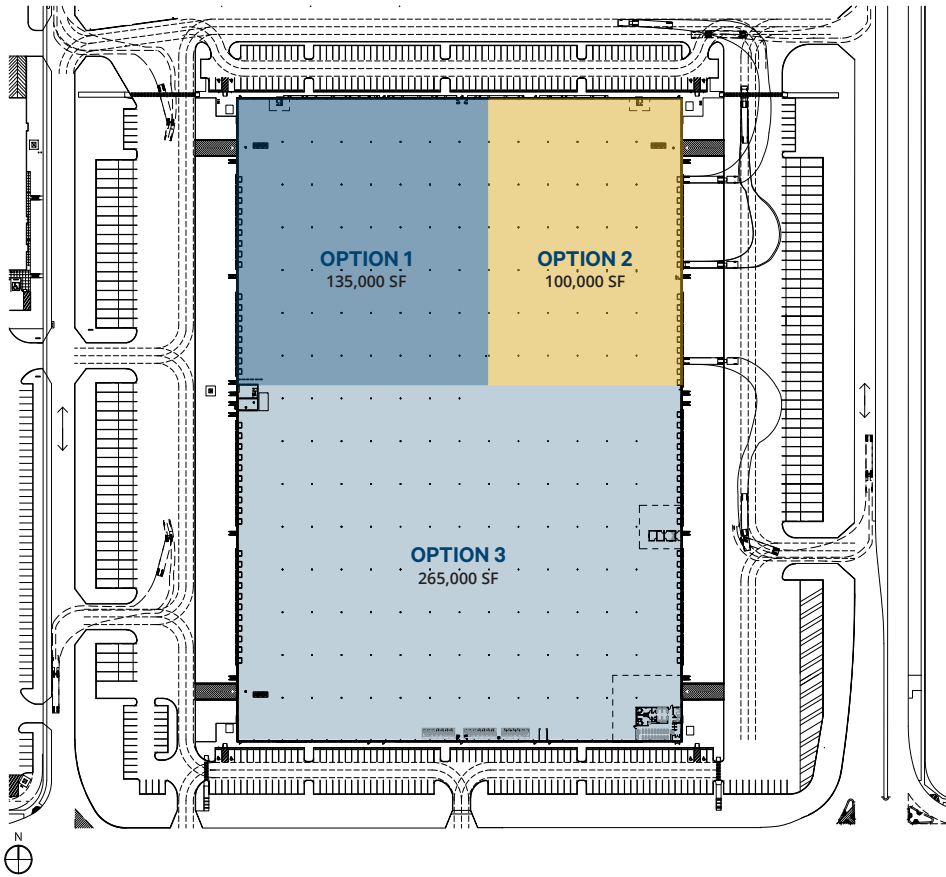
Immediately

# WITHOUT LIMITS

## POTENTIAL DEMISING OPTIONS OPPORTUNITY RANGING FROM 90,000 SF - 500,000 SF

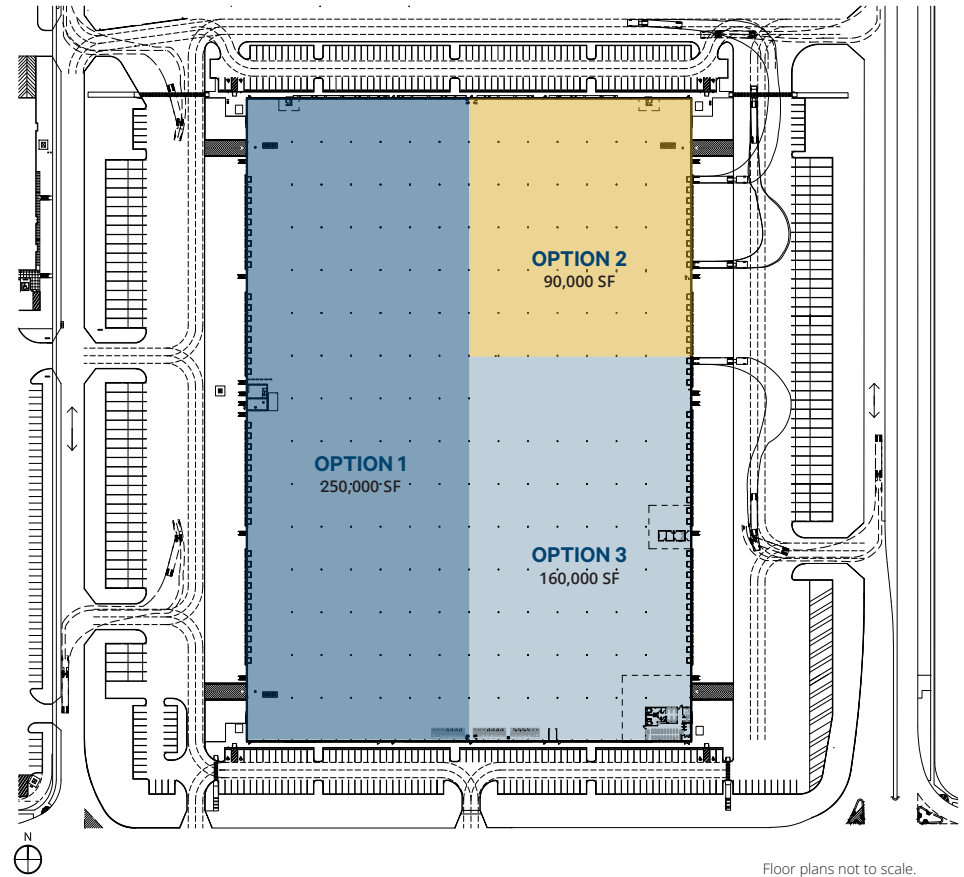
### Scenario A

- Option 1 - 135,000 SF 17 dock loading doors, plus 1 drive-in door
- Option 2 - 100,000 SF 18 dock loading doors, plus 1 drive-in door
- Option 3 - 265,000 SF 43 dock loading doors, plus 2 drive-in door



### Scenario B

- Option 1 - 250,000 SF 38 dock loading doors, plus 2 drive-in door
- Option 2 - 90,000 SF 15 dock loading doors, plus 1 drive-in door
- Option 3 - 160,000 SF 25 dock loading doors, plus 1 drive-in door



Floor plans not to scale.



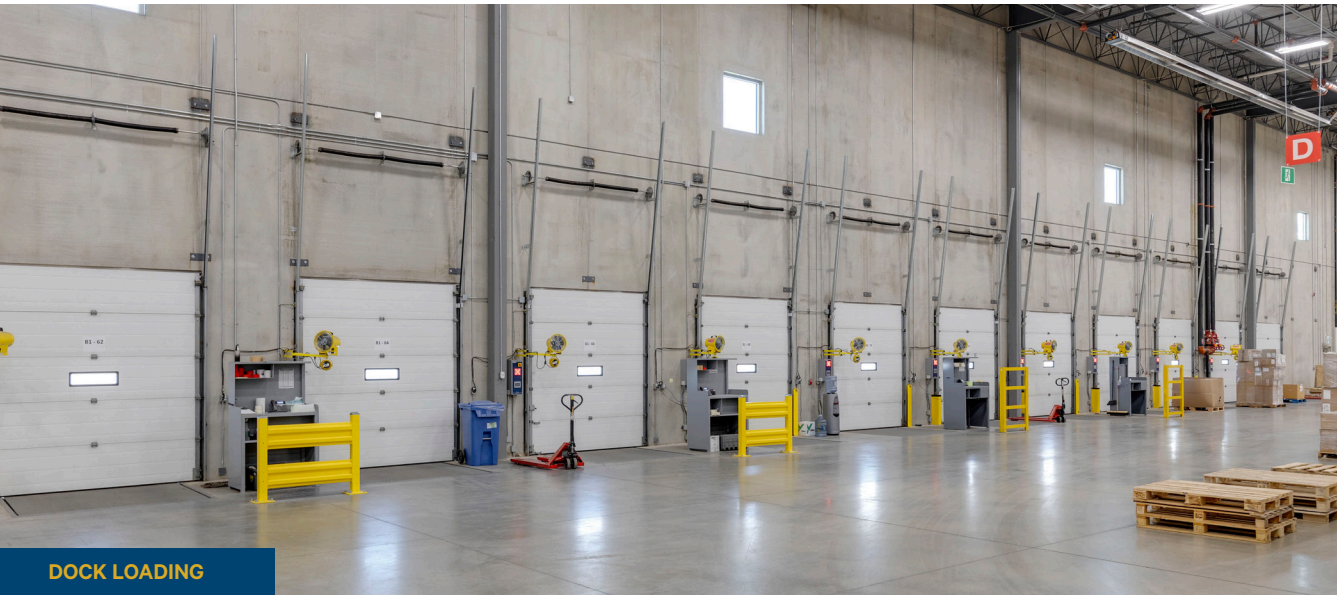
**DRIVE-IN LOADING**



**BREAKROOM**



**WAREHOUSE AREA**



**DOCK LOADING**



**EMPLOYEE LOUNGE**

**DOWNTOWN CALGARY**  
🚗 25 MIN

**YYC AIRPORT**  
🚗 25 MIN

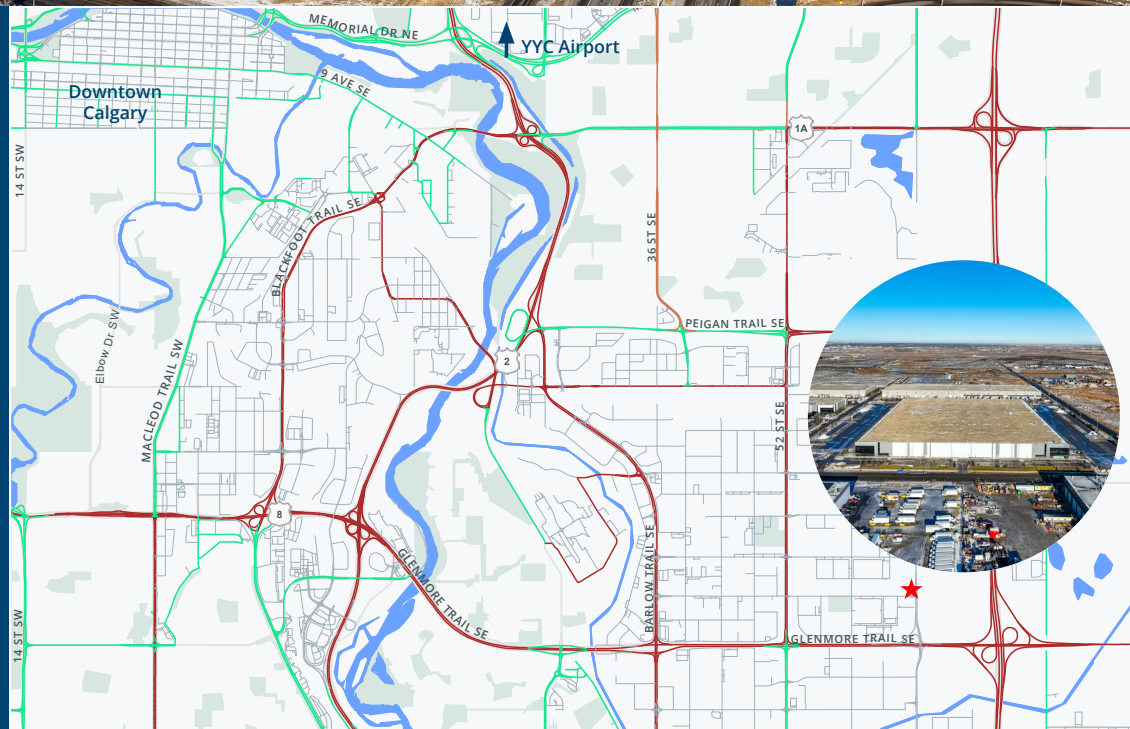


# PRIME LOCATION

## CORRIDOR OF GREAT PLAINS

With unmatched connectivity for distribution, logistics, and manufacturing

Surrounded by established industrial parks, logistics providers, and essential workforce amenities, this location combines convenience with operational efficiency, making it a prime destination for industrial tenants seeking growth and accessibility.



### TRUCK ROUTES

- Dangerous goods route
- Restricted truck route
- Unrestricted truck route
- Unrestricted with dangerous goods restriction
- Truck route

### DEMOGRAPHICS

 **18,915**  
Population within 5 KM  
(2025 Est.)

 **10,901**  
Labour Force within 5 KM  
(2025 Est.)

## OWNED BY



Skyline Industrial REIT encompasses professionally managed and maintained industrial real estate in strong, viable, and growing Canadian markets. Our properties are located in both primary and secondary markets, benefiting from both the evolution and gentrification of the industrial warehousing real estate sector.

With a focus on acquiring modern industrial assets, primarily in the warehousing and logistics sector, Skyline Industrial REIT is optimally positioned for growth amid the constant demand for logistics space from e-commerce and distribution providers.

## MARKETED BY



The global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, CBRE creates solutions for clients of every size, in every sector and across every geography.

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