

# TURNKEY FOOD DISTRIBUTION SPACE FOR SUBLEASE

**Below Market Rent**

## 5381 72<sup>nd</sup> 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 facility and to acquire all of the racking and its walk-in freezer. 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. *The subtenant must agree to outright purchase or finance the takeover of the racking and the walk-in freezer. Pricing to be discussed directly with interested parties.*

RE/MAX HOUSE OF REAL ESTATE  
4034 16<sup>th</sup> STREET SW  
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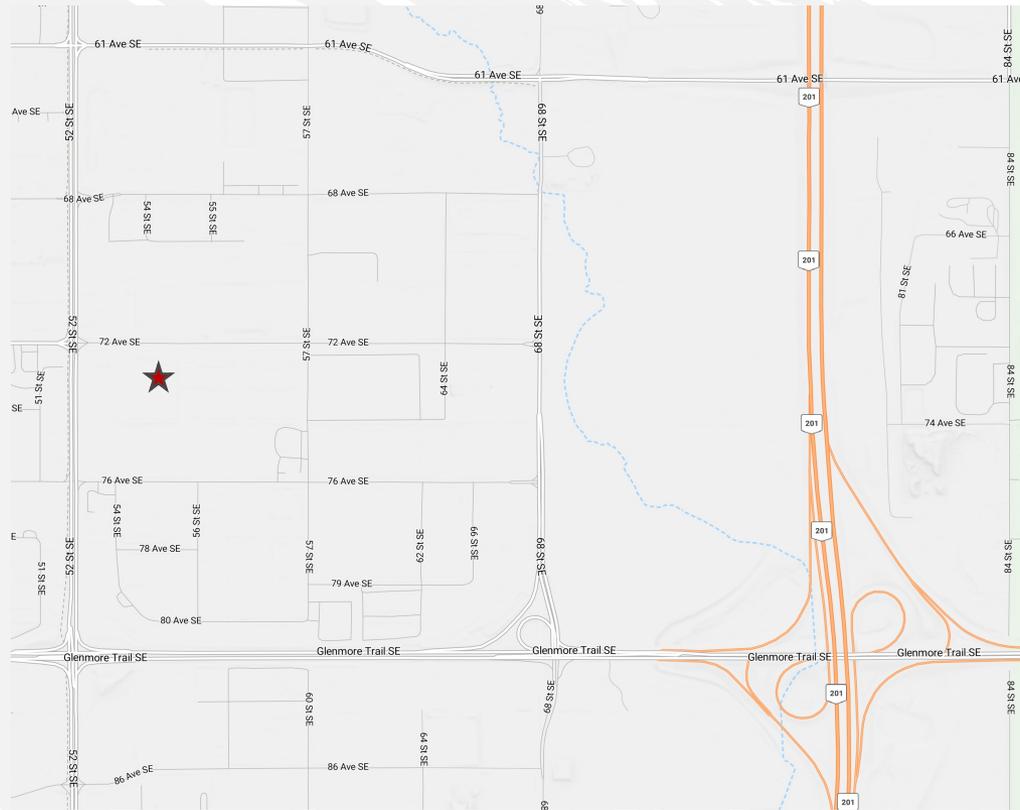
**ILYA RAYKHLIN, MBA, CCIM | ASSOCIATE BROKER | [ILYA@INDUSTRIALCALGARY.COM](mailto:ILYA@INDUSTRIALCALGARY.COM) | 403-999-2277**

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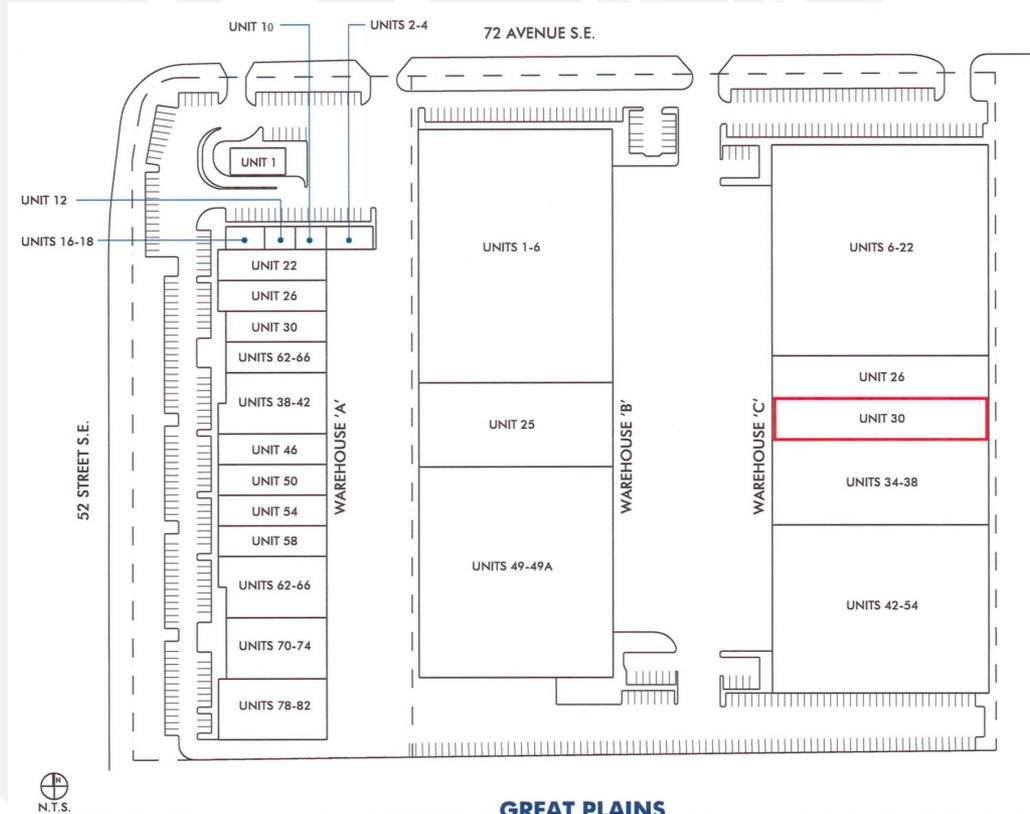
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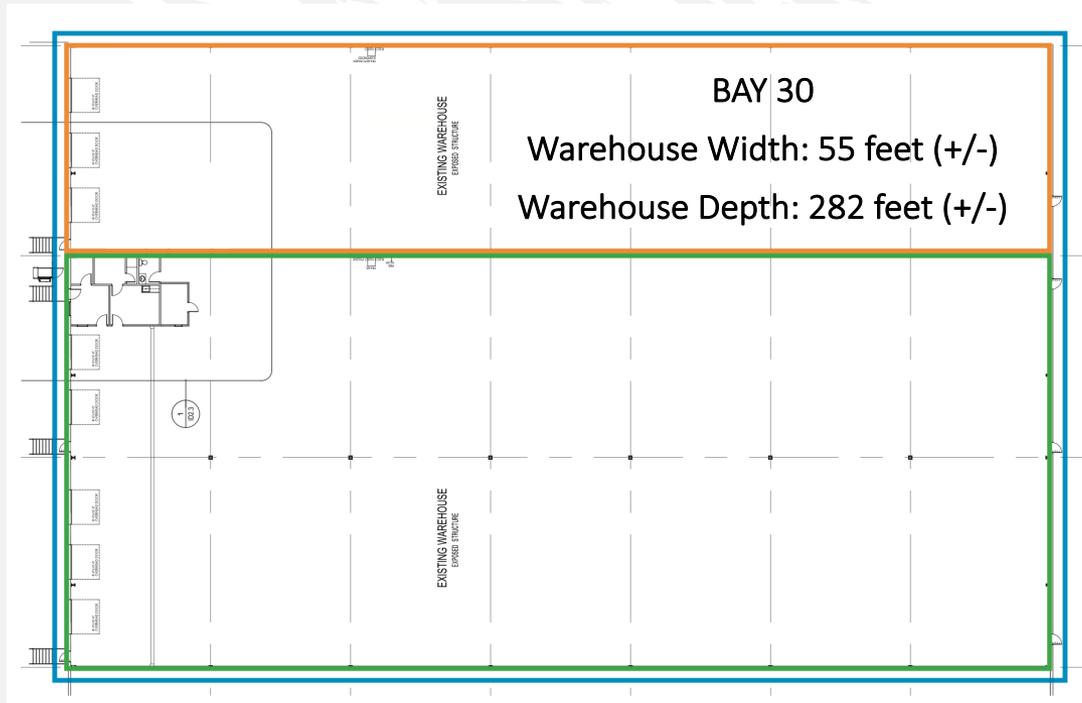
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**\* Floor plan is approximate and for display purpose only. Layout and dimensions must be verified.**

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

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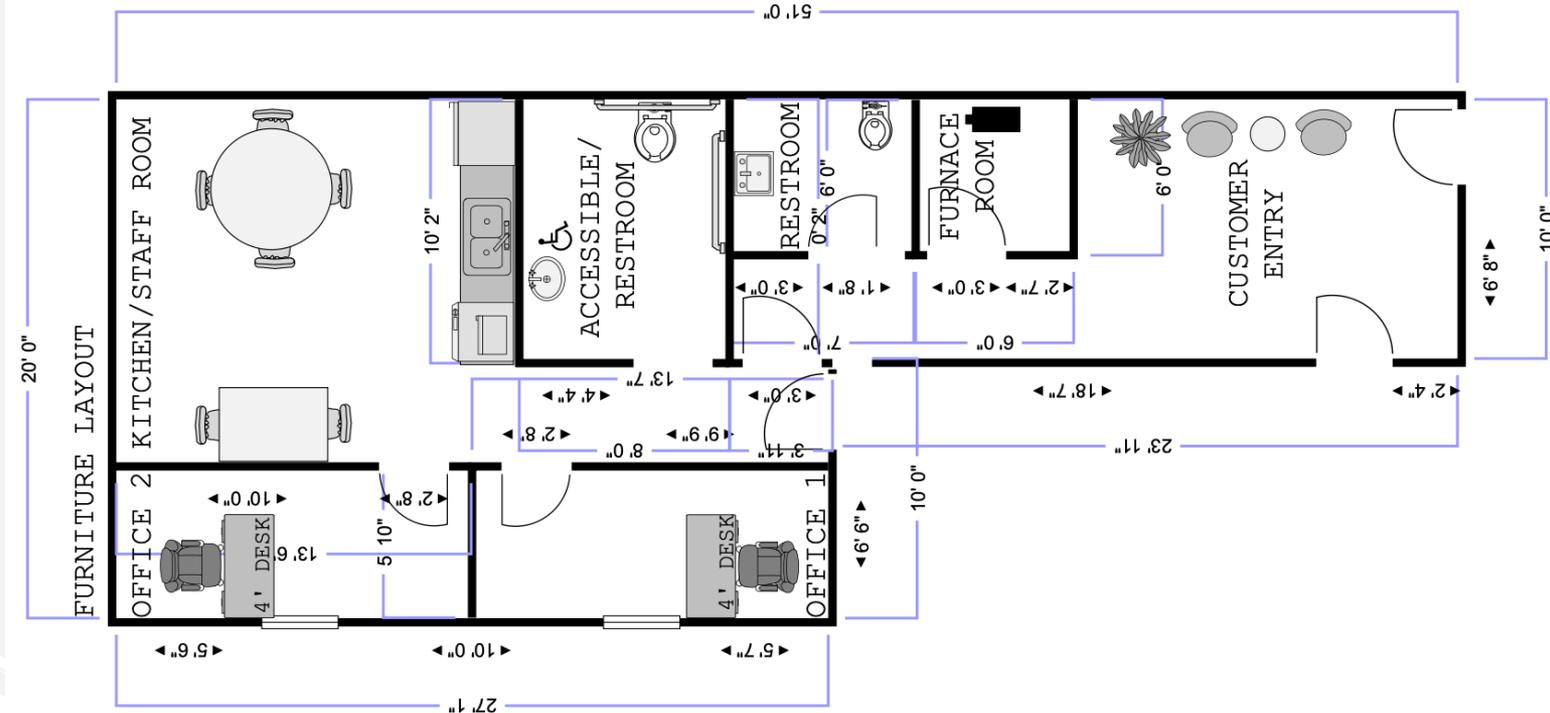
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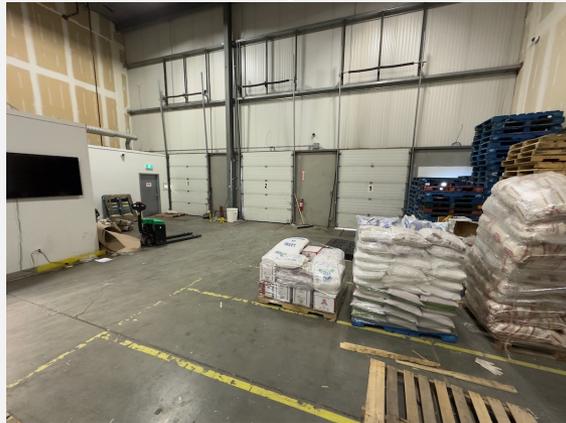
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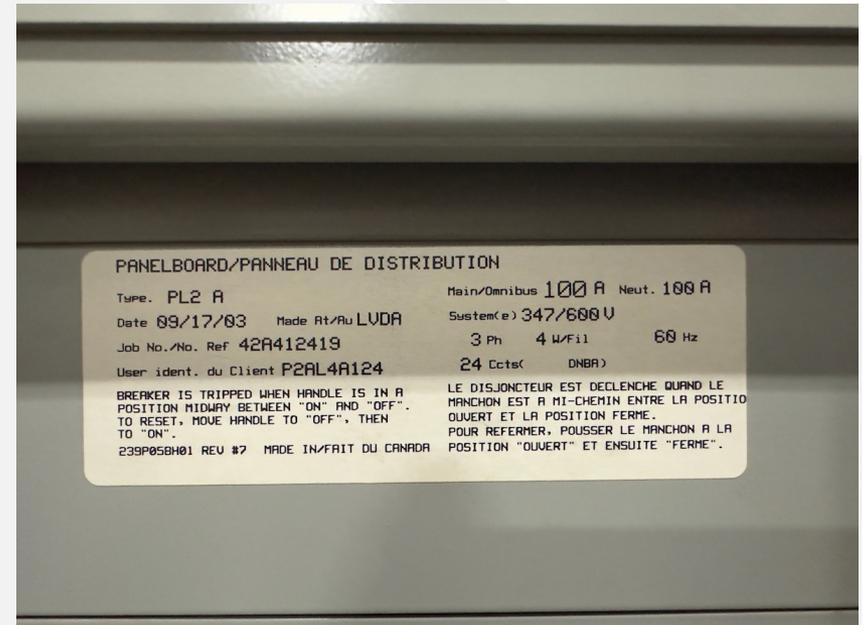
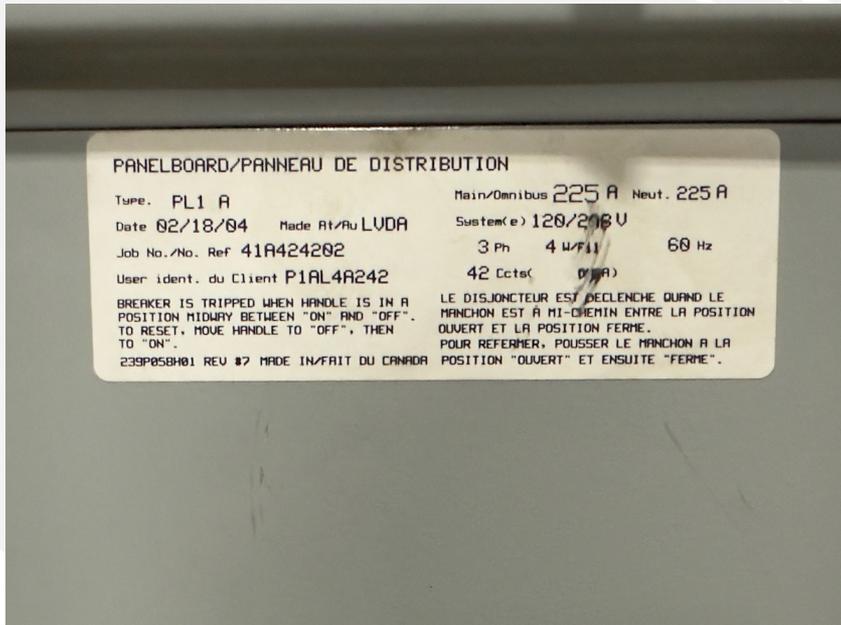
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