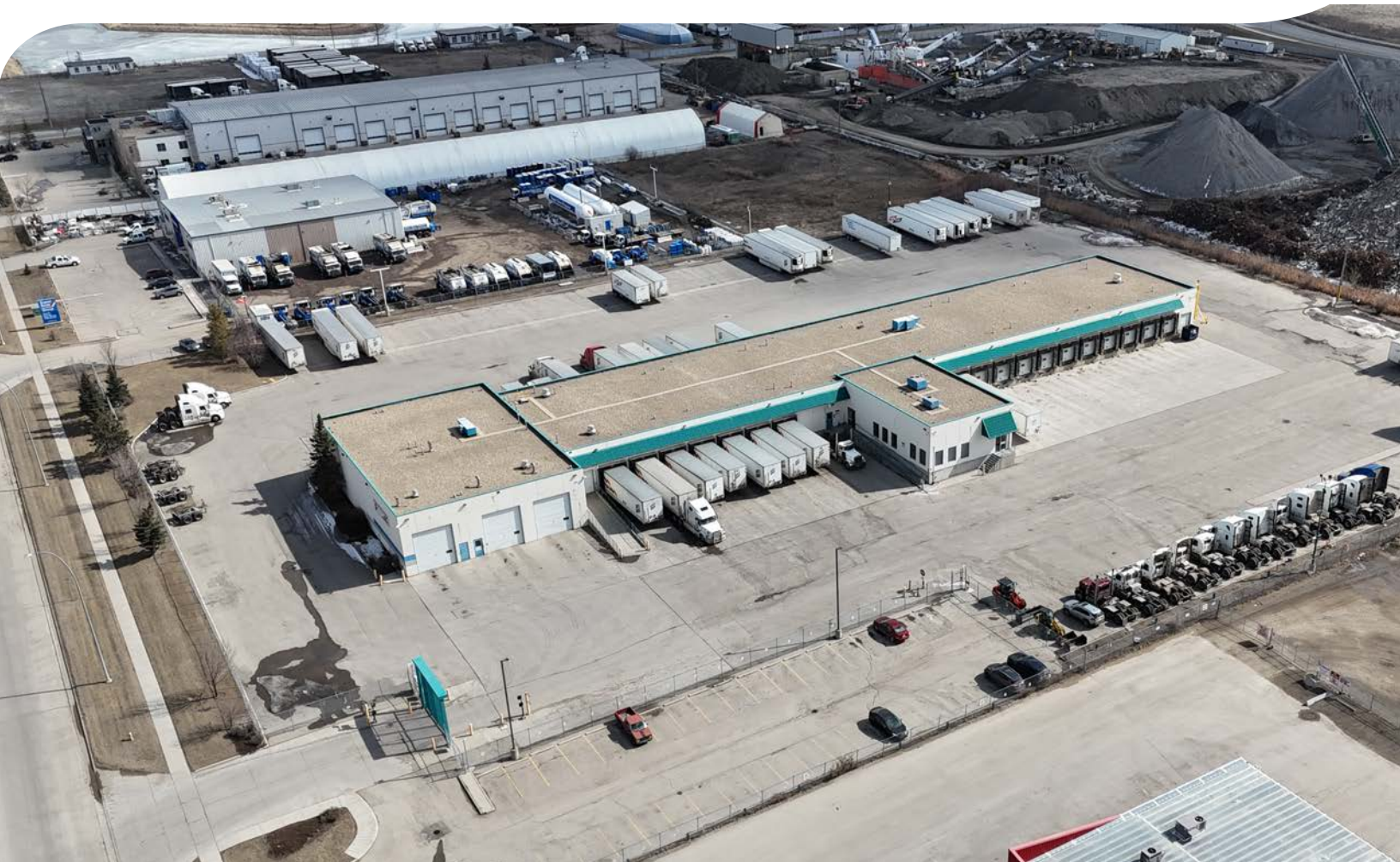


FOR SUBLEASE



5959 - 90th Avenue SE, Calgary, AB

36,385 sq. ft. Single-Use Cross-Dock Terminal on 7.82 Acres



 **53 Door**
Cross Dock Terminal

 **3 Drive-Thru**
Service Bays

 **Quick Access to**
52nd Street SE

JON C. MOOK, SIOR
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PROPERTY DETAILS

AVAILABLE AREA:

Office (Main Floor):	+/- 2,841 sq. ft.
Office (Basement):	+/- 2,870 sq. ft.
Service Shop	+/- 7,402 sq. ft.
Warehouse:	+/- 23,272 sq. ft.
Total:	+/- 36,385 sq. ft.

ASKING SUBLEASE RATE:

Market

OPERATING COSTS:

Self - Managed

PROPERTY TAX:

\$192,964.82 (for 2025)
(\$5.30 per sq. ft.)

SUBLEASE TERM:

December 31th, 2029

AVAILABLE:

30 Days Notice

SITE SIZE:

7.82 Acres

DISTRICT:

South Foothills

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

14'3" clear - Cross Dock
18'3" clear - Service Shop

POWER:

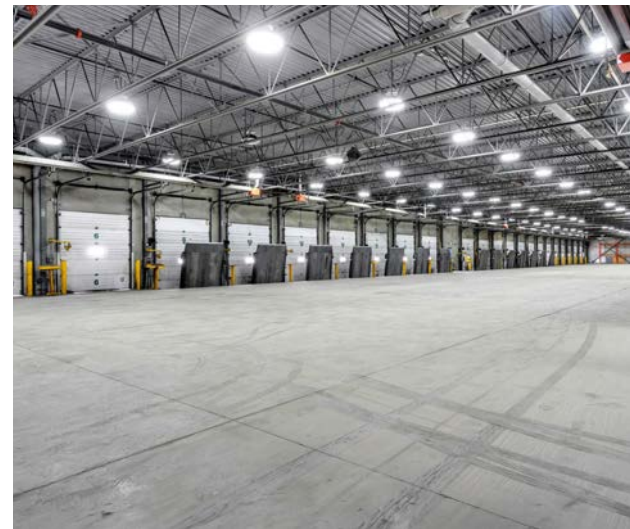
400 amp / 600 volt (TBV)

LOADING:

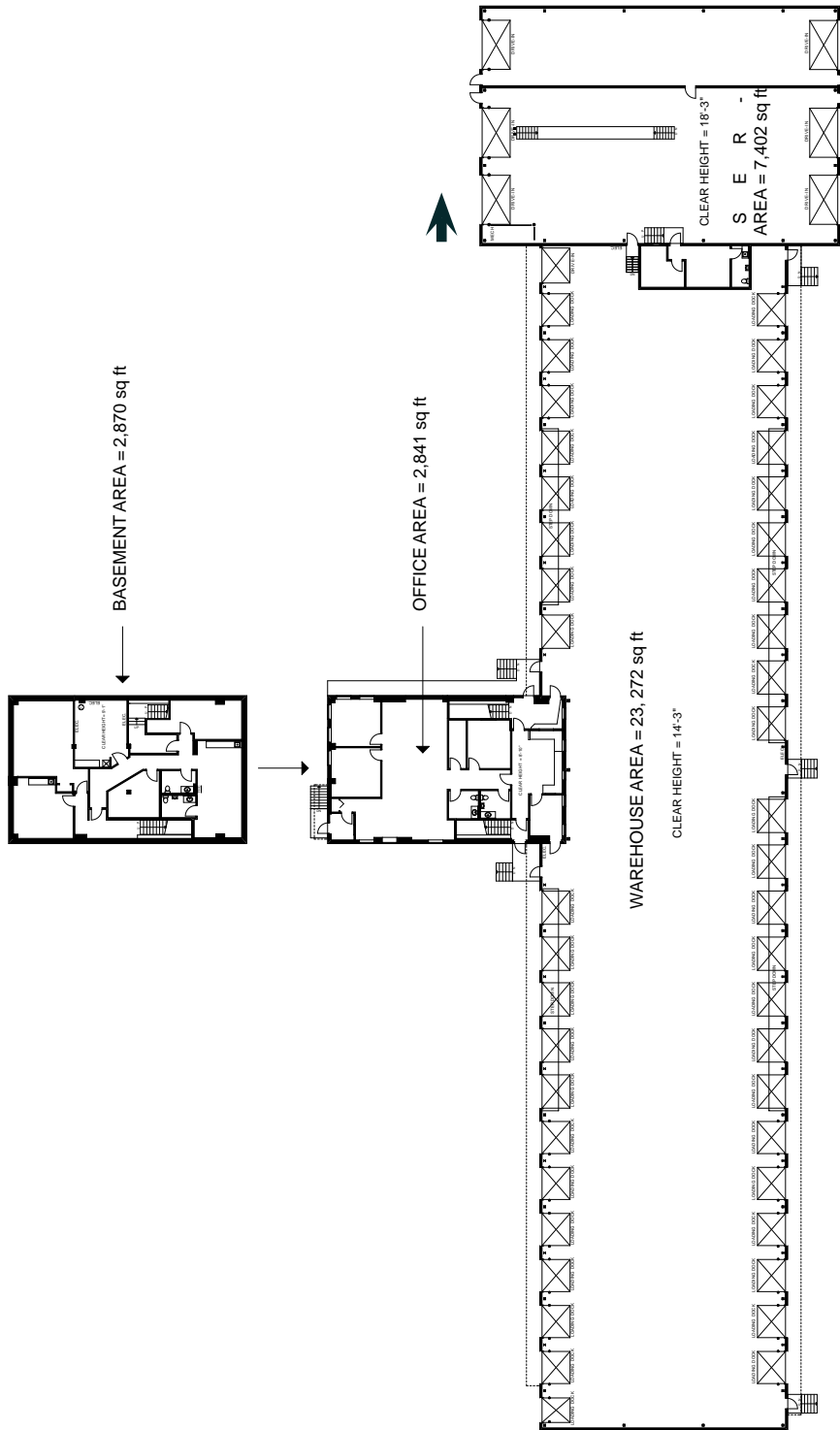
23 - Rite-Hite Dock (High-efficiency dock equipment systems)
20 - Standard Dock
1 - Ramp Drive-in
6 - Drive-in
3 - Drive-thru Bays

COMMENTS:

- » Single-use cross-dock terminal on 7.82 acres
- » Fully fenced and paved yard with electronic gate access
- » +/- 66 trailer stalls with approximately 1.30 acres for expansion
- » Access/egress via 52 Street SE
- » Notable distribution centres in the area include Amazon, Home Depot, Sofina Foods, Nissan, General Mills, Spectrum Supply Chain, and Lennox



FLOOR PLAN



36,385

Total Rentable Area (SF)

23,272

Warehouse (SF)

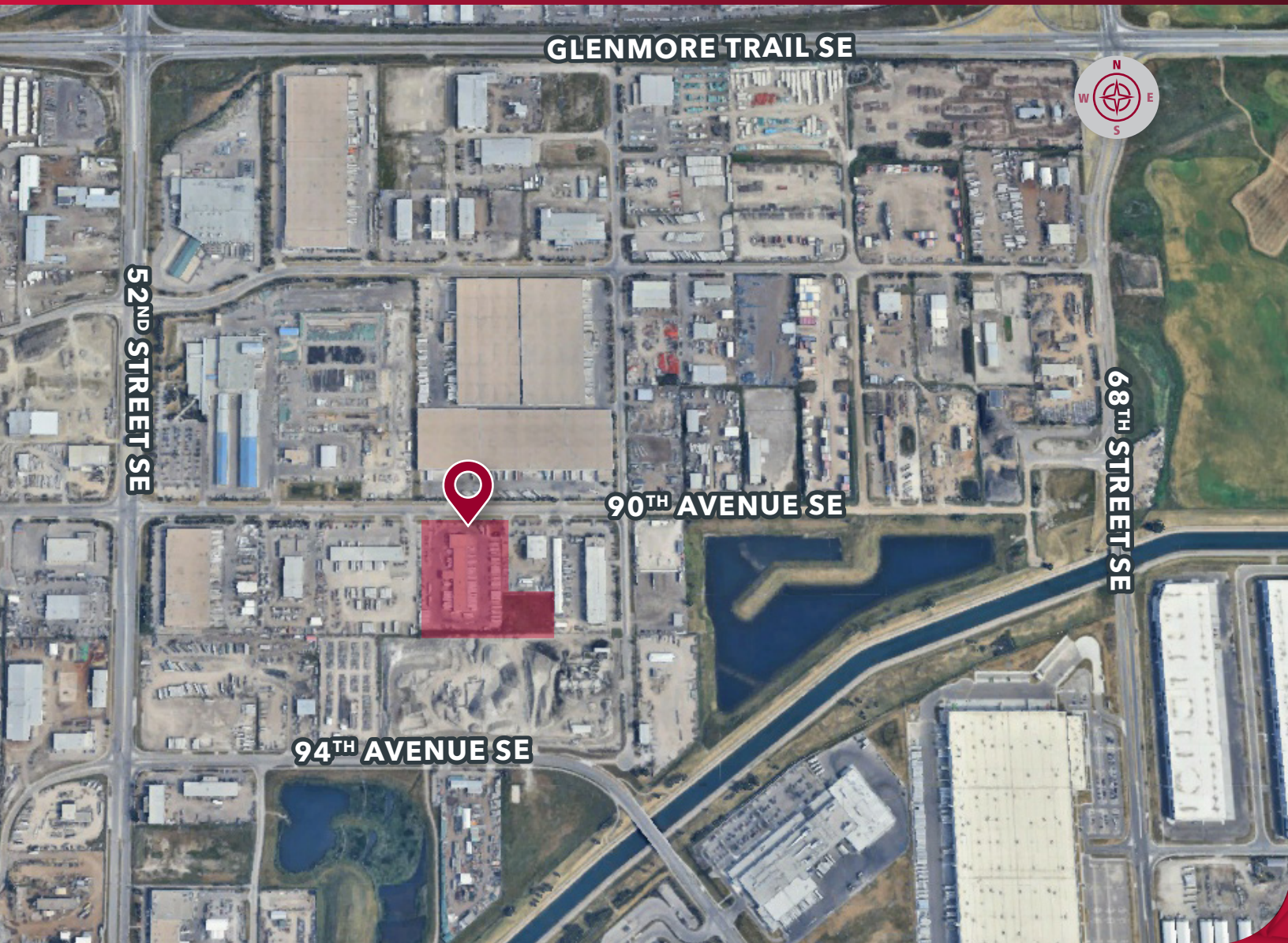
7,402

Service Shop (SF)

5,711

Total Office (SF)

LOCATION



CONTACT US

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