

# For Sublease

## Starfield | Building 5

5675 - 58 Avenue SE, Calgary, AB



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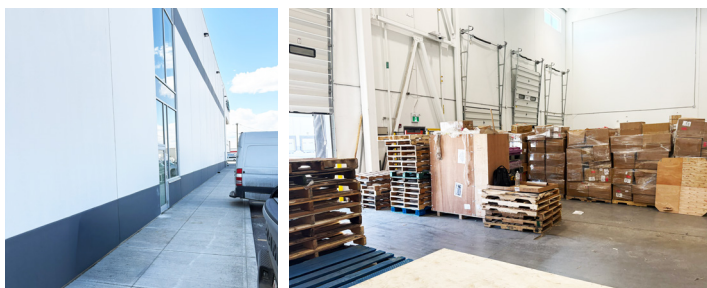
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**AVISON  
YOUNG**

# Location Overview

<b>ADDRESS</b>	5675 - 58 Avenue SE Calgary, Alberta	
<b>BUILDING AREA</b>	Office	1,033 SF
	Warehouse	22,607 SF
	Total	23,640 SF
<b>POWER</b>	200 Amps (TBV)	
<b>LOADING</b>	7 Dock Doors	
<b>CEILING HEIGHT</b>	32'	
<b>BAY DIMENSIONS</b>	55' x 214'	
<b>TYPICAL GRID</b>	55' x 39'	
<b>ZONING</b>	I-G (Industrial General)	
<b>SUBLEASE RATE</b>	Market	
<b>OP. COSTS</b>	\$5.54	
<b>SUBLEASE EXPIRY</b>	November 30, 2029	
<b>AVAILABLE</b>	September 1, 2026	



# Highlights



HIGH QUALITY DISTRIBUTION SPACE  
LOCATED WITH CLOSE PROXIMITY  
TO MAJOR ARTERIALS SUCH AS 52ND  
STREET, STONEY TRAIL,  
& GLENMORE TRAIL



LED LIGHTING AND ESFR SPRINKLERS



HRV ROOF MOUNTED SYSTEMS WITH  
1600 CFM



WALLS & CEILINGS ARE WHITE BOXED



BRAND NEW BUILDING WITH NEW  
OFFICE BUILDOUT

# Floorplan



OFFICE



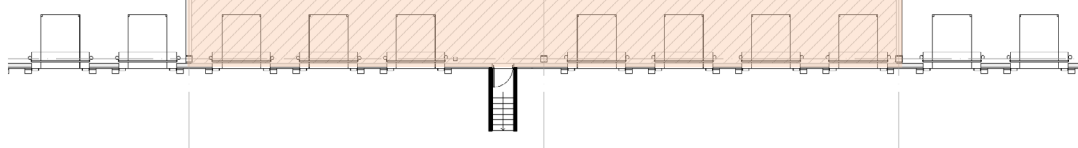
OFFICE	1,033 SF
WAREHOUSE	22,607 SF
TOTAL	23,640 SF

WAREHOUSE

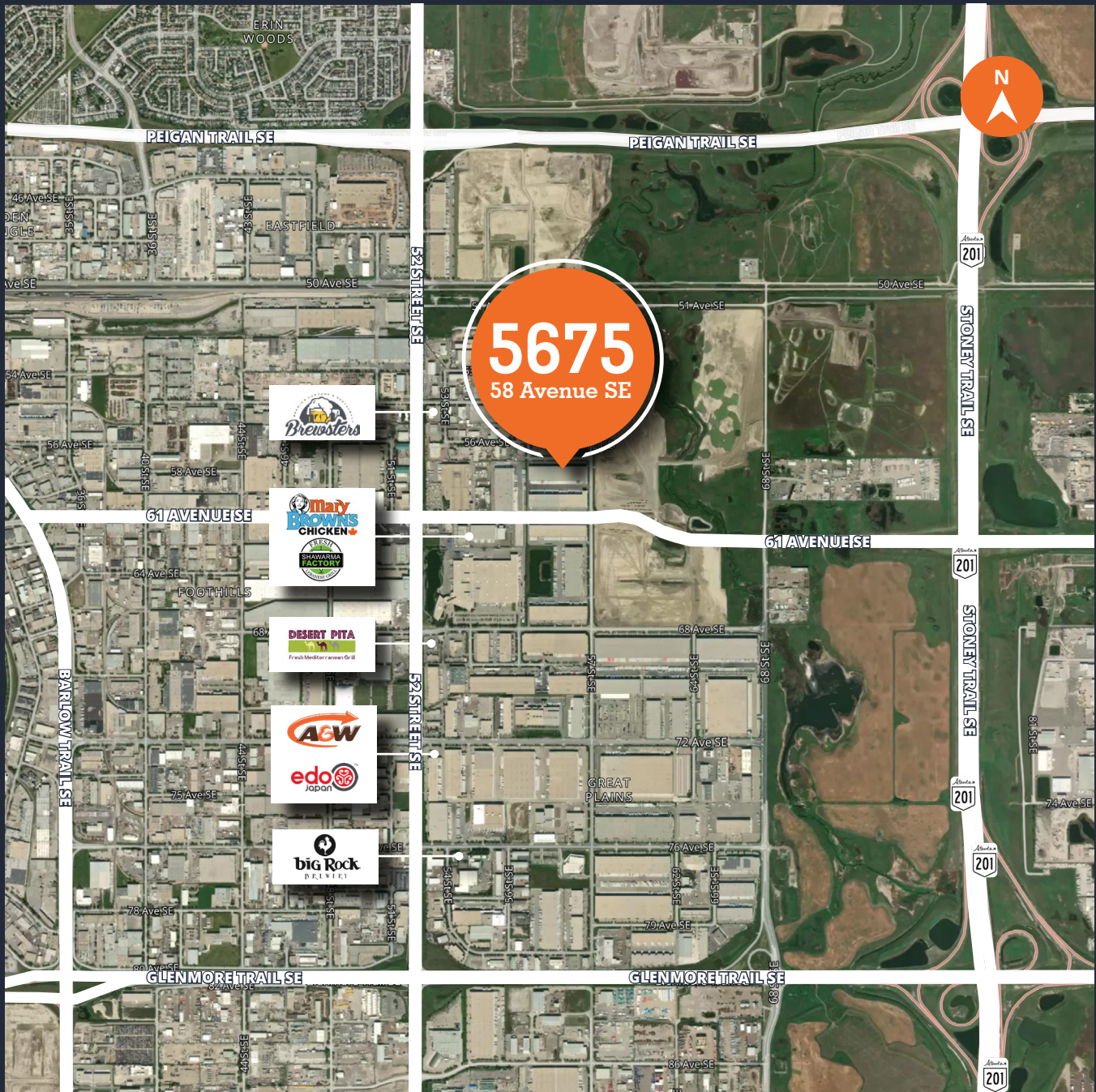
NO CHANGE KEEP AS IS

WEST ADJACENT BAY

EAST ADJACENT BAY



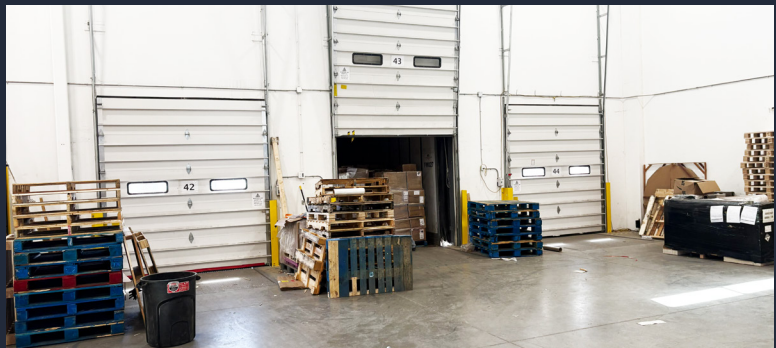
# Location Overview



## Drive times

**15** minutes  
12.9 km to  
**Downtown Core**

**24** minutes  
24.5 km to  
**YYC International Airport**



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Let's connect

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