

**PARK**72

# WAREHOUSE FOR LEASE

**103,500 SF**

**COMPLETION:  
NOVEMBER 2022**

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FOR A VIRTUAL  
TOUR OF  
PARK72!**







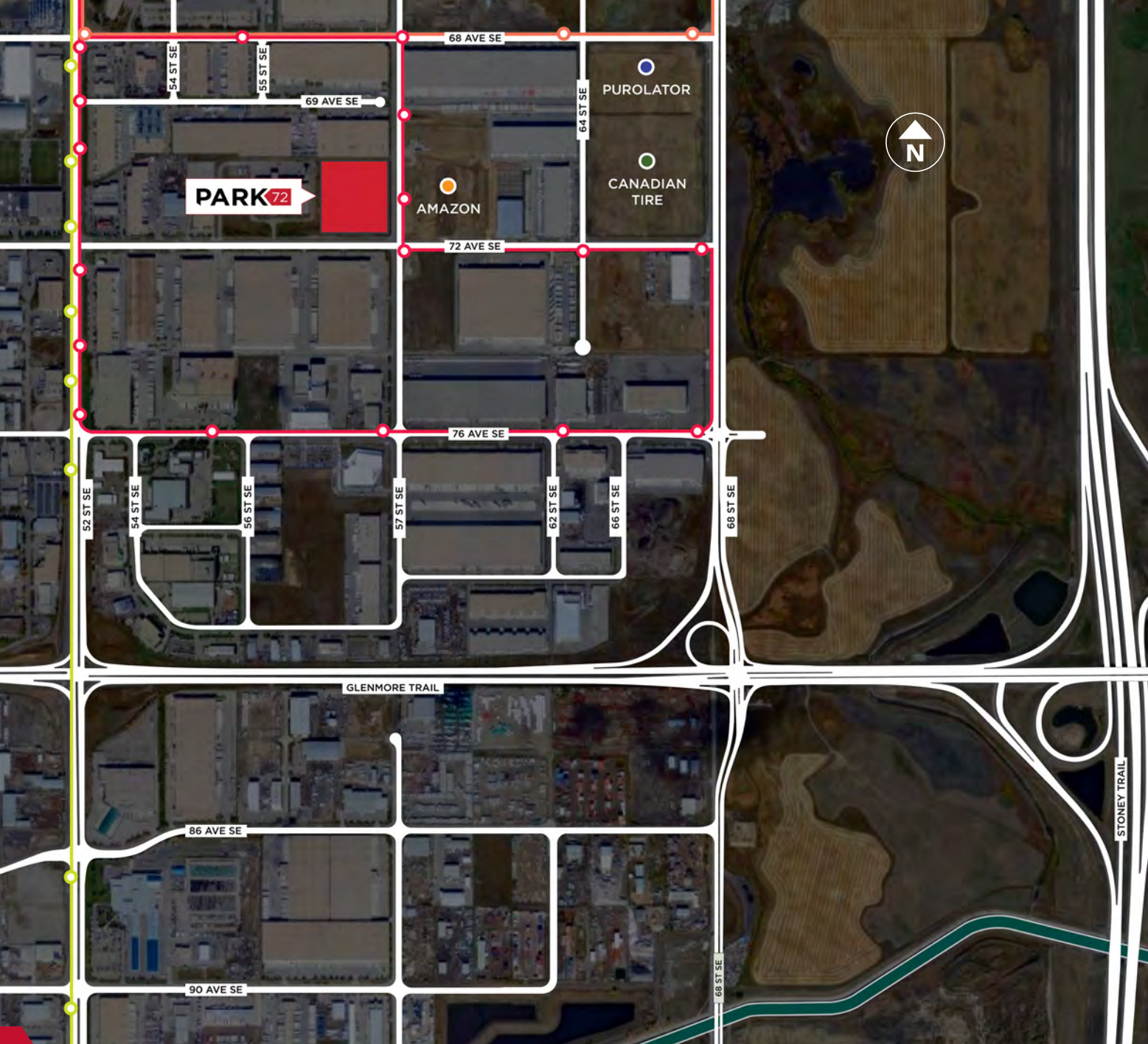
**7155 57 ST SE  
GREAT PLAINS  
CORNER OF 57 ST & 72 AVE**

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# PARK72

-  BUS ROUTE 148
-  BUS ROUTE 147
-  BUS ROUTE 23
-  BUS STOP

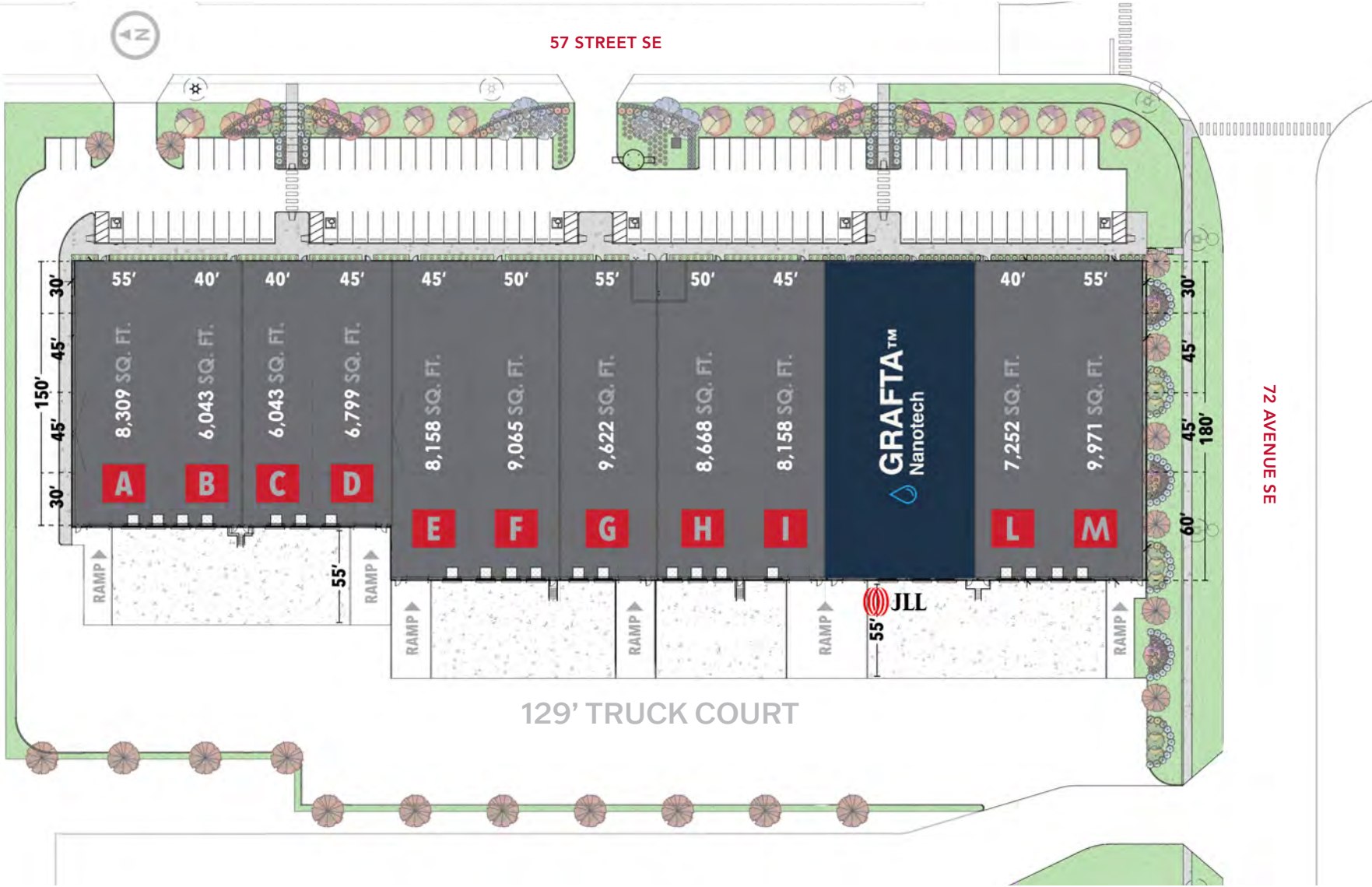


LOCATION

[PARK72.CA](http://PARK72.CA)



ENRIGHT



## LANDLORD'S WORK

- Supply and install new 200 amp, 600 volt, 3 phase service with panel
- 45 KVA transformer, 120/208 volt subpanel
- Connect existing base building equipment into new electrical service
- Full height insulated demising wall, one-hour fire rating
- Provide and install RTU unit to service the proposed office buildout

## AMENITIES

- High profile corner location
- One of the last development sites in Great Plains
- Upgrades to 68th Street/Glenmore Trail intersection are complete, providing multiple access points
- Exclusive truck access to truck court off 72nd Ave SE
- Exclusive car access off 57th Street SE
- Area serviced by bus routes 148 (72nd Ave) and 23 (52nd Street)
- Transit route 148 connects with Route 23 and 302 BRT
- Numerous restaurants in area along 52nd Street

## SPECIFICATIONS

<b>Area</b>	103,500 SF
<b>Depth</b>	4 bays 150' deep + 9 bays 180' deep
<b>Bay Size</b>	6,043 SF (40' x 150'), 6,799 SF (45' x 150'), 8,309 (55' x 150'), 7252 SF (40' x 180'), 8,158 SF (45' x 180'), 8,668 SF (50' x 180'), 9,971 SF (55' x 108')
<b>Staging Bay Depth</b>	50'
<b>Parking</b>	102 parking stalls (0.99 per 1,000 SF)
<b>Loading Doors</b>	24 mechanical dock doors (9' x 10') with 40,000 lb mechanical levelers (1 per 4,300 SF), 8 electric grade doors (12' x 14') (1 per 12,938 SF)
<b>Floor</b>	7" slab, est. uniform load capacity of 750 LBS P.S.F., floors to be saw cut and sealed
<b>Sprinkler</b>	ESFR K factor of 16.8 (Imperial), 80 PSI, designed for single, double, or multi-row racking, 31' max height storage of Class I to Class IV materials
<b>Zoning</b>	IG – Industrial General
<b>Clear Height</b>	32' to underside of joist
<b>Walls</b>	9" thick insulated (R-19 rated) pre-cast concrete sandwich panels on all 4 walls
<b>Electricity</b>	2,000 amp, 347/600 volt, 3 phase, 200 amp service provided to individual bays
<b>Truck Court</b>	129' truck court with 55' deep continuous concrete dolly pad
<b>Heating</b>	Gas Fired Unit Heaters in each bay
<b>Warehouse Lighting</b>	LED highbay interior lighting with motion sensors (35 ft. candles at eye level)
<b>Window</b>	Clerestory windows at rear of each bay
<b>Roof</b>	EPDM with R-30 insulation
<b>Dock Height</b>	48"

Bay	Loading	# of Bays	Sq. Ft.	Office	Rate (5 Year)*	Op Cost 2022 Budget Estimate
A/B	Dock & Grade	2 Bays	14,353 SF	10%	\$13.50	Total Op Cost +/- \$4.16 PSF
C/D	Dock & Grade	2 Bays	12,842 SF	10%	\$13.50	
E/F	Dock & Grade	2 Bays	17,223 SF	10%	\$13.25	
G	Dock & Grade	1 Bay	9,622 SF	15%	\$14.50	
H/I	Dock & Grade	2 Bays	16,826 SF	10%	\$13.25	
J			<b>LEASED</b>			
K			<b>LEASED</b>			
L/M	Dock & Grade	2 Bays	17,223 SF	10%	\$13.50	

Trailer Drop/Storage - \$150 Per Drop / Per Month \*Rate does not include Trailer/Storage Rent

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- 1 CALGARY SOCCER CENTRE
- 2 CANLAN ICE SPORTS
- 3 GLENMORE INN
- 4 BIG ROCK BREWERY

- BUS ROUTE 148
- BUS ROUTE 147
- BUS ROUTE 23
- FUTURE GREEN LINE



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CONTACT**

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