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5555 47 AV SE



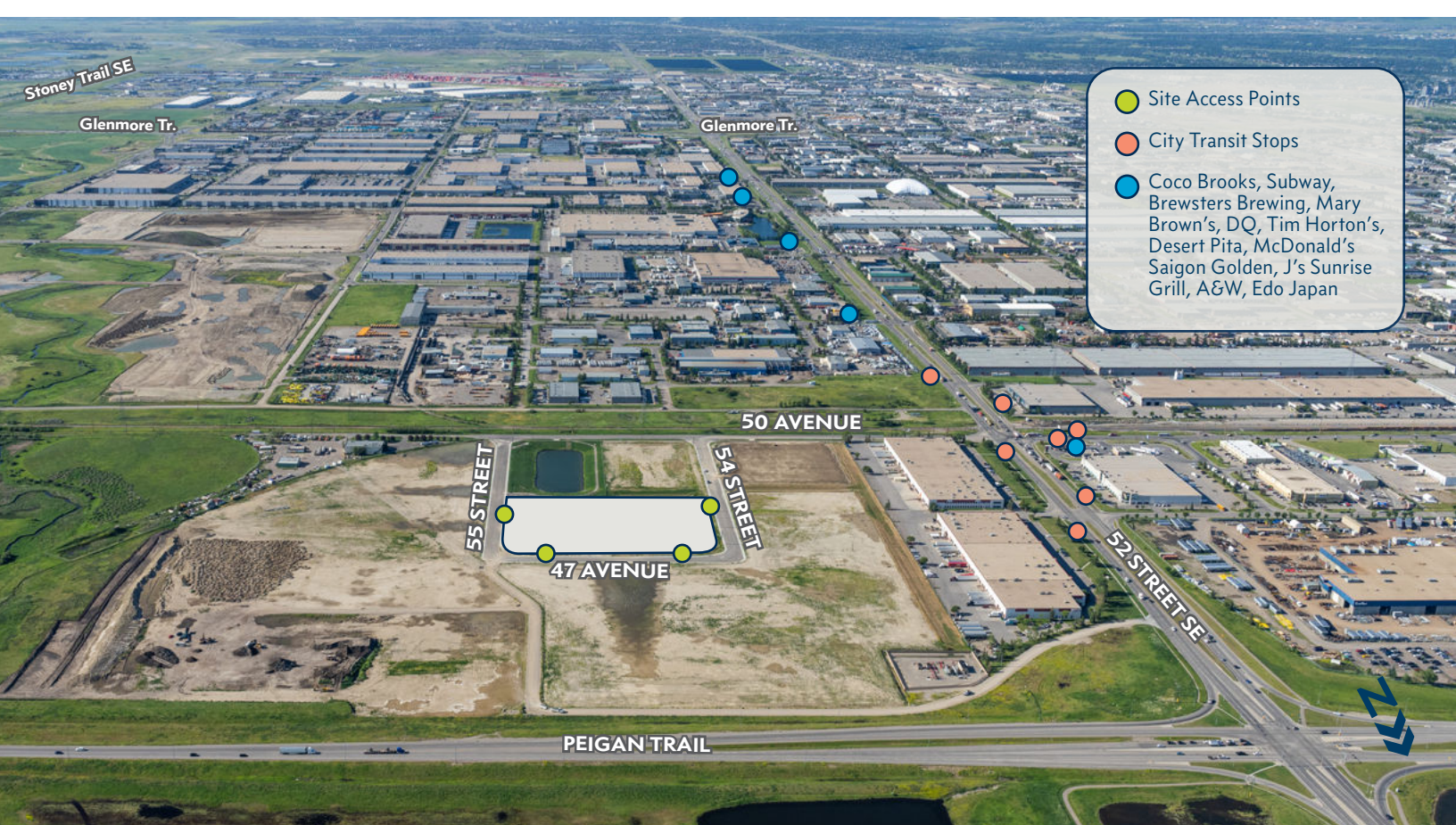
132, 533 SF | Available for Lease | September 2026

Joint Venture of

**Hopewell**<sup>®</sup>  
DEVELOPMENT

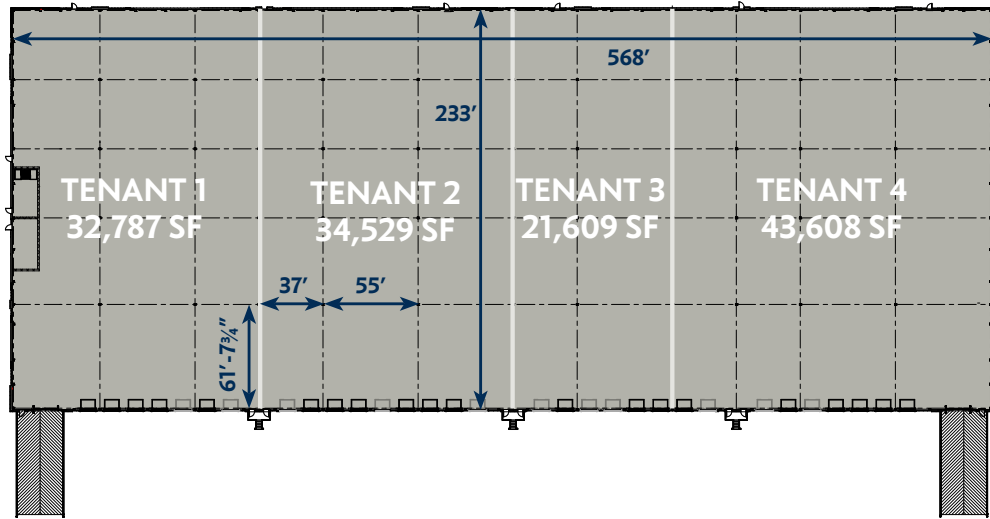
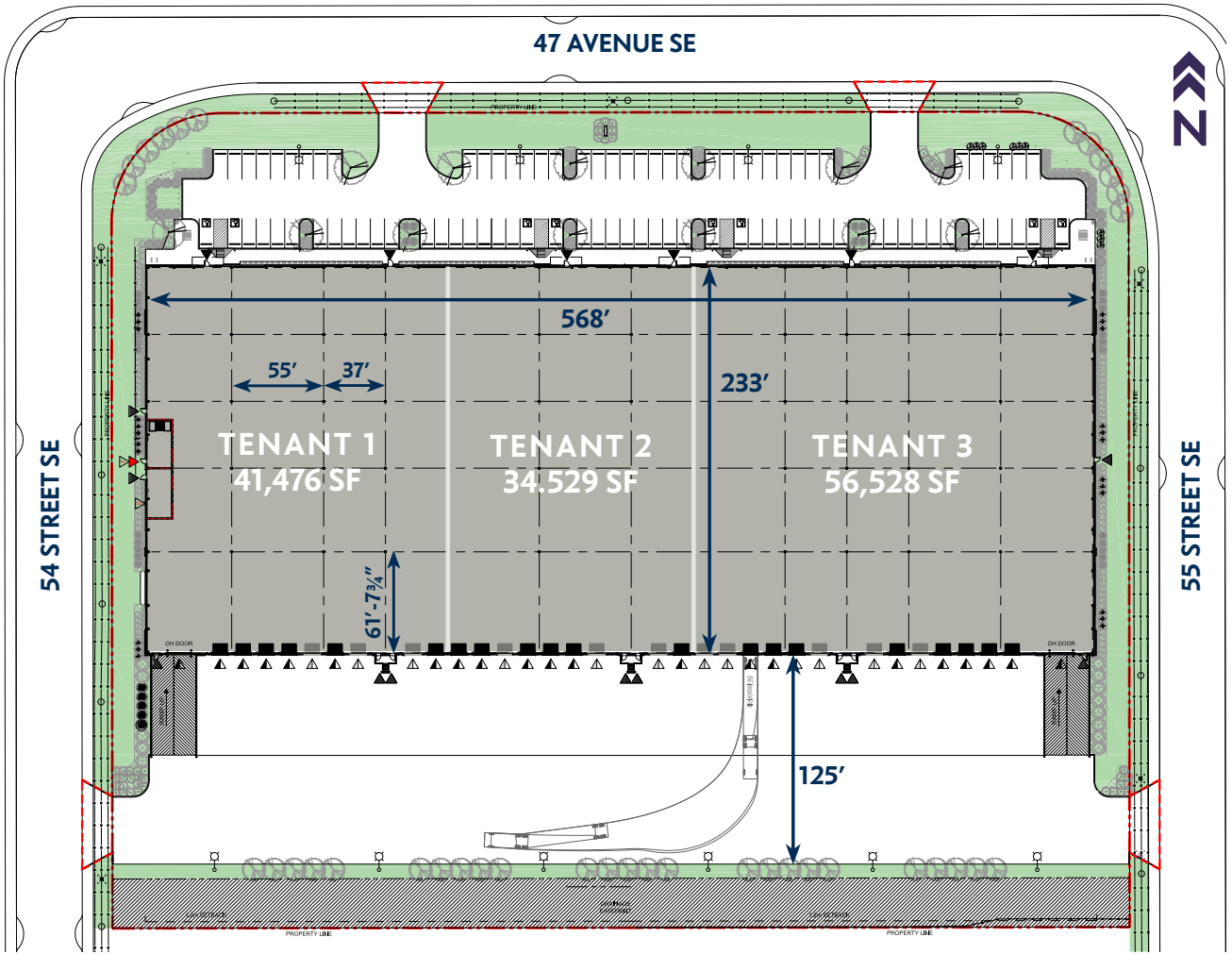
**CAPITAL INC.**

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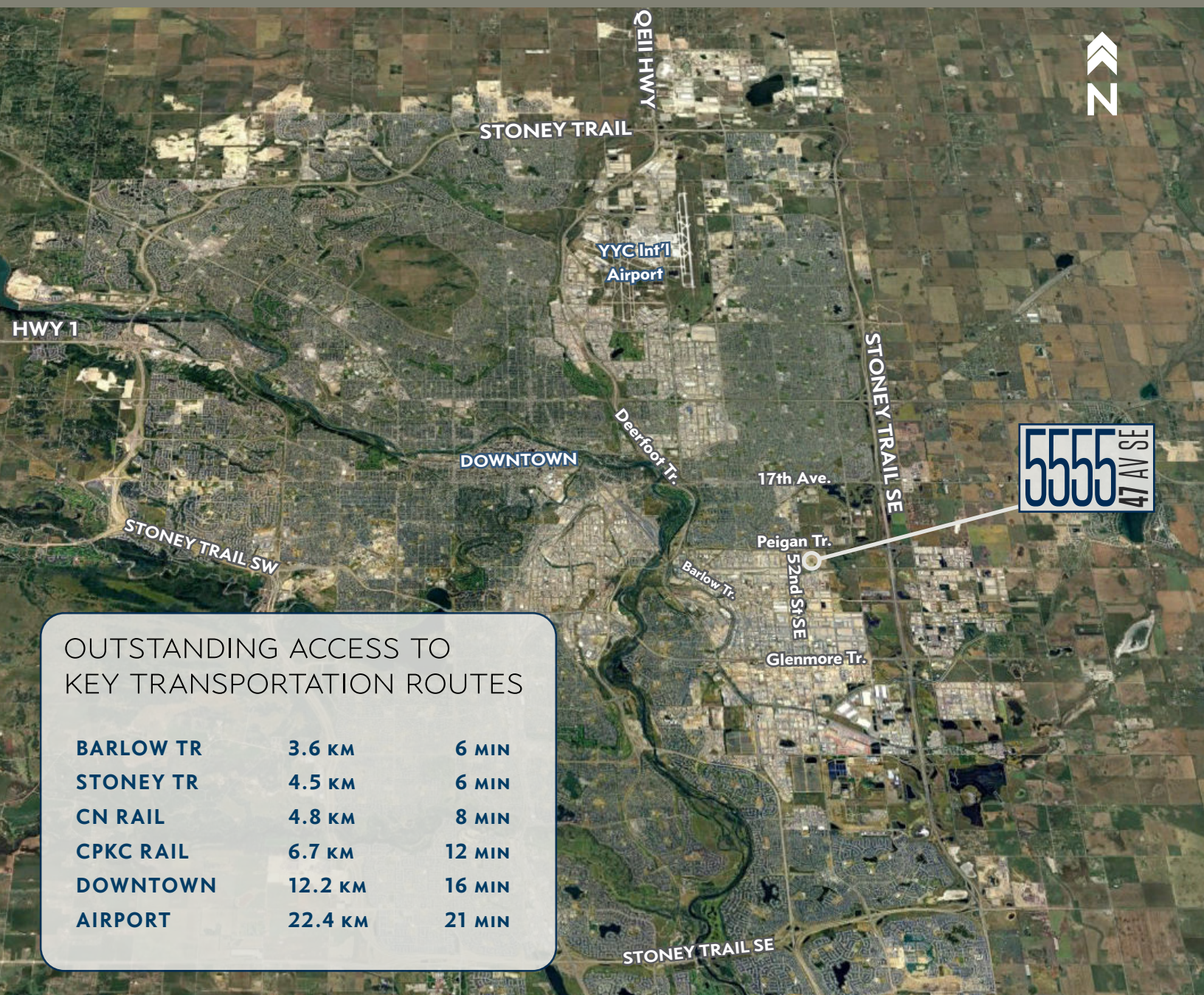


## PROJECT DESCRIPTION

5555 47 Avenue SE will be a 132,533 square foot, state-of-the-art industrial development in SE Calgary within Constellation Industrial Park, Calgary's newest industrial hub within the established community of Starfield. Positioned just south of Peigan Trail SE and east of 52nd Street SE, the site offers exceptional access to key transportation routes including Glenmore Trail SE, Stoney Trail SE, and Peigan Trail SE, making it a strategic location for regional and national distribution users. Accessible via Calgary Transit Routes 147 (Starfield Industrial) and 23 (52nd Street East), the site also provides convenient public transit options for employees. Designed for optimal performance, the building will feature 32' clear ceiling heights, LED lighting, ample dock loading, and I-G (Industrial - General) zoning—providing flexibility for warehousing, distribution, light manufacturing, and logistics users.



- 132,533 square feet
- Designed to accommodate various tenant sizes
- Building depth of 233'
- Truck court depth of 125'
- Typical grid 55' and 37' with a marshaling bay depth of 61'
- 32' clear ceiling heights
- 7" floor slab, capable of 20,000 lb single leg racking load
- 2 - 14' x 16' drive-in doors with concrete ramps
- 20 - 9' x 10' dock loading doors, each with 40,000 lb hydraulic levellers (potential for 11 additional dock doors)
- 1,600 Amp @ 600 Volt
- 89 on-site car parking stalls
- ESFR sprinklers
- LED lighting to 30 FC
- 2026 Op. Cost budget: \$4.91 (not incl. mgmt fee)



**OUTSTANDING ACCESS TO  
KEY TRANSPORTATION ROUTES**

<b>BARLOW TR</b>	<b>3.6 KM</b>	<b>6 MIN</b>
<b>STONEY TR</b>	<b>4.5 KM</b>	<b>6 MIN</b>
<b>CN RAIL</b>	<b>4.8 KM</b>	<b>8 MIN</b>
<b>CPKC RAIL</b>	<b>6.7 KM</b>	<b>12 MIN</b>
<b>DOWNTOWN</b>	<b>12.2 KM</b>	<b>16 MIN</b>
<b>AIRPORT</b>	<b>22.4 KM</b>	<b>21 MIN</b>