

Available for Sale or Lease

5555 47 AV SE

Construction Complete
SIGNAGE

Up to 97,579 SF

Joint Venture of

Hopewell
DEVELOPMENT


TWENTY THREE CAPITAL

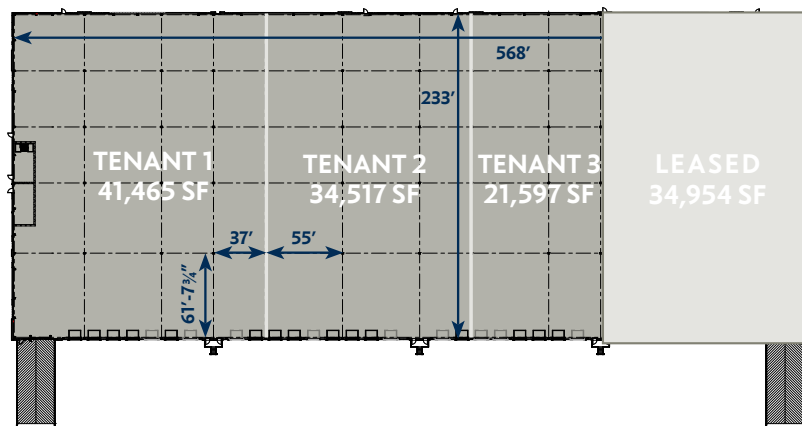
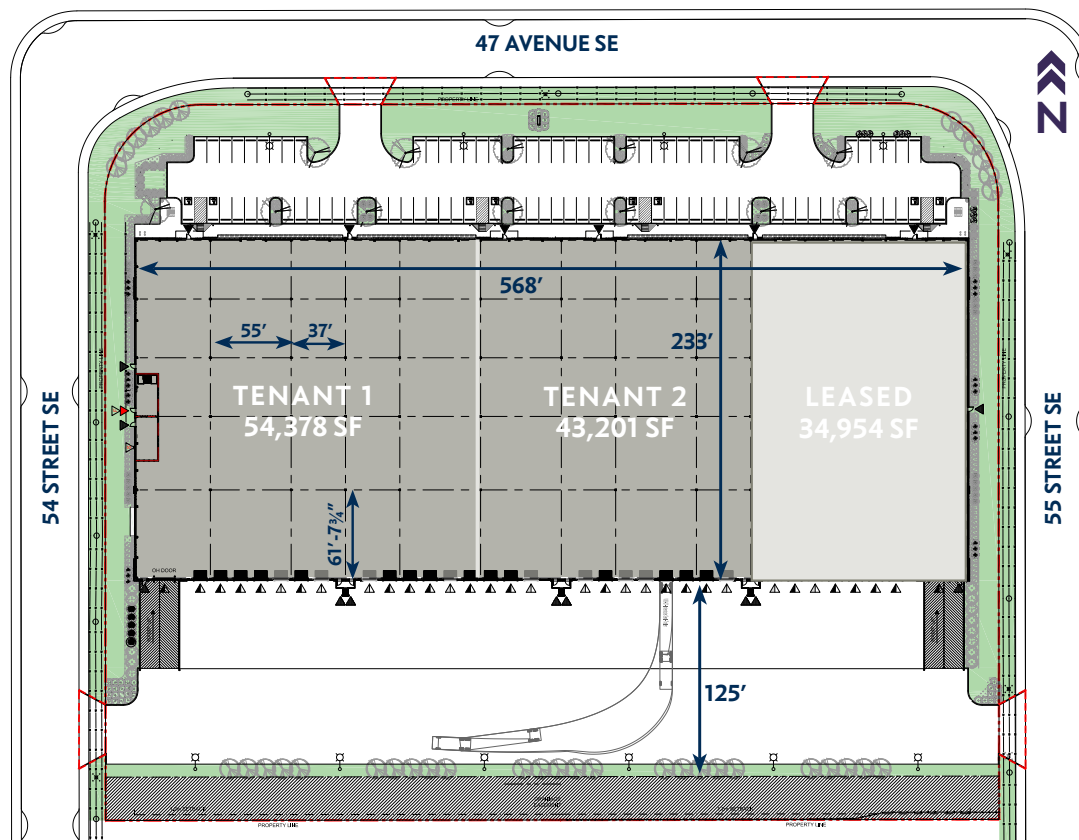
5555 47 AV SE



- Site Access Points
- City Transit Stops
- Coco Brooks, Subway, Brewsters Brewing, Mary Brown's, DQ, Tim Horton's, Desert Pita, McDonald's, Saigon Golden, J's Sunrise Grill, A&W, Edo Japan

PROJECT DESCRIPTION

5555 47 Avenue SE is 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 features 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.



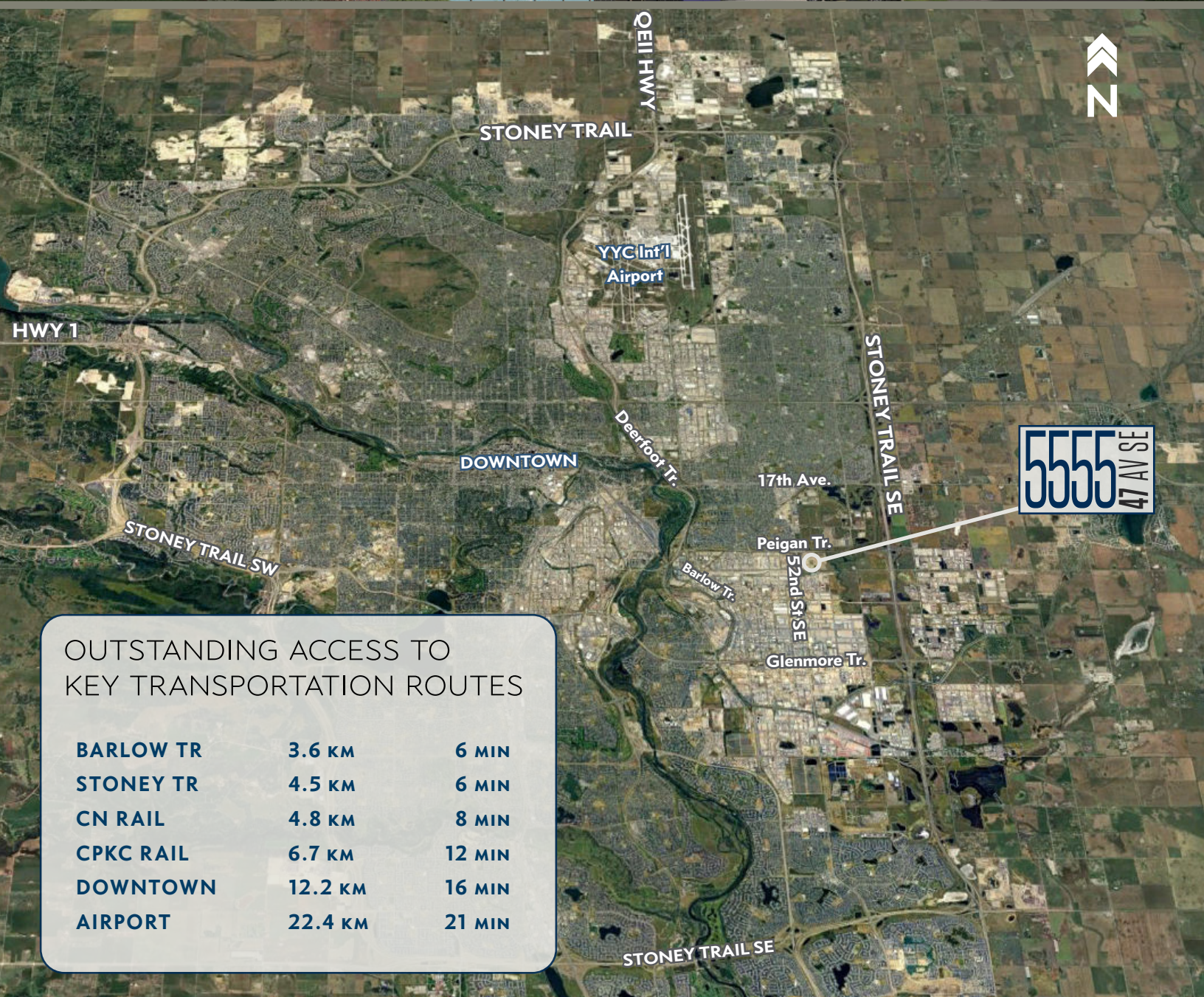
Vacancy

Available Immediately

- Spec office +/- 2,000 sf (with potential expansion)
Completion date: March 2027
- Total building size: 132,533 sf
- Area available: up to 97,579 sf
- 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
- 1 - 14' x 16' drive-in door with concrete ramp
- 15 - 9' x 10' dock loading doors, each with 40,000 lb hydraulic levellers (potential for 9 additional dock doors)
- 1,600 Amp @ 600 Volt (entire building)
- 72 on-site car parking stalls
- ESFR sprinklers
- LED lighting to 30 FC
- 2027 operating cost budget: \$5.06 psf (plus mgmt fee)

SPEC OFFICE | UNDER CONSTRUCTION





OUTSTANDING ACCESS TO KEY TRANSPORTATION ROUTES

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

Hopewell[®]
DEVELOPMENT

INQUIRIES

**CONTACT US TODAY
FOR MORE INFORMATION**

Patricia Cayen, SENIOR DIRECTOR, LEASING
403.298.8120 | pcayen@hopewell.com
hopewelldevelopment.com