



# For Lease

Warehouse & Office Bay

1515 Highfield Crescent SE, Unit 13  
Calgary, AB

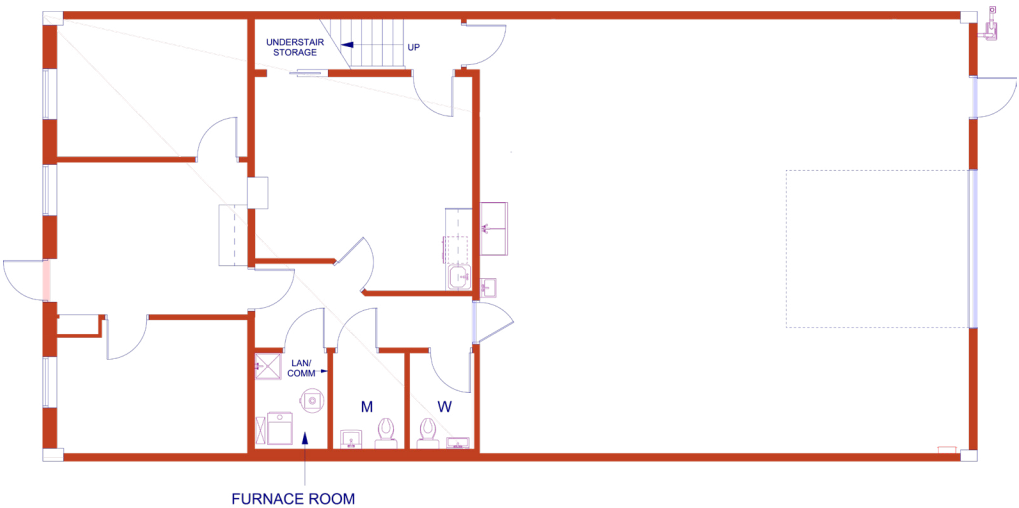
- 3,414 s.f. of office & warehouse space
- Existing freezer and cooler infrastructure negotiable
- Great central location with easy access to Blackfoot Trail SE and Glenmore Trail SE

# Property Details

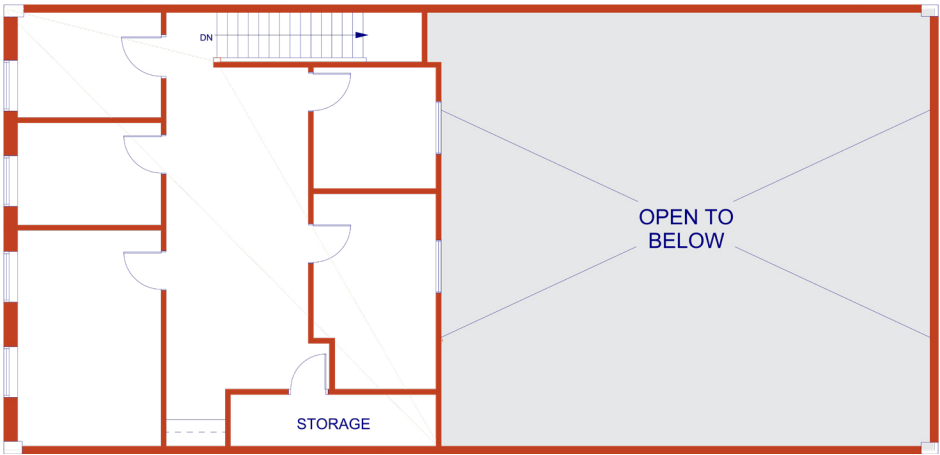
District	Highfield Industrial		Loading	1 (12' x 14') drive-in door
Zoning	I-G (Industrial General)		Ceiling Height	19' clear
Building Size	Main Floor Office	1,145 s.f.	Lease Rate	Market
	Main Floor Warehouse	1,228 s.f.		
	Second Floor	1,041 s.f.		
	Total:	3,414 s.f.		
	Bonus Mezzanine:	516 s.f.	Op. Costs	\$6.50 p.s.f. (2025 est.)
Power	225 amps @ 120/208 volts (TBV)		Available	Immediately

## Floor Plan

First Floor



Second Floor





# Property Location



## Major Roads and Destinations

Deerfoot Trail → **4 min. / 2.8 km**

Downtown Calgary → **12 min. / 7.4 km**

Glenmore Trail → **11 min. / 8.5 km**

Calgary Int. Airport → **20 min. / 19.5 km**

Stoney Trail East → **14 min. / 12.6 km**

## Contact us for more information



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