

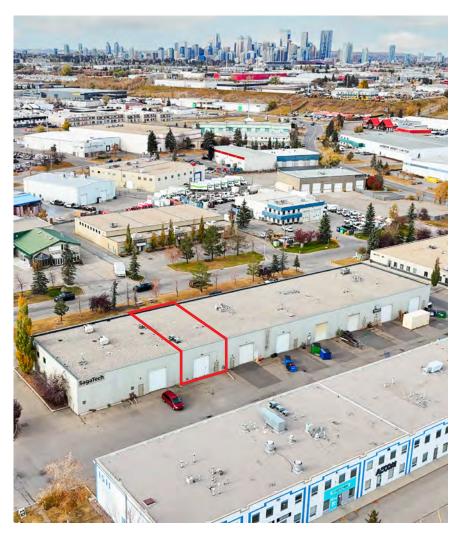


# **For Lease**

Warehouse & Office Bay

1515 Highfield Crescent SE, Unit 13 Calgary, AB

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







## **Property Details**

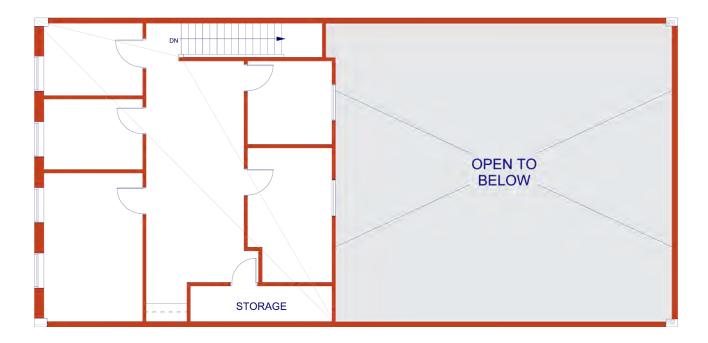
District	Highfield Industrial		Loading	1 (12' x 14') drive-in door
Zoning	I-G (Industrial General)		Ceiling Height	19' clear
Building Size	Main Floor Office Main Floor Warehouse Second Floor	1,145 s.f. 1,228 s.f. 1,041 s.f.	Lease Rate	\$13.50 p.s.f. (Reduced Rate)
	Total: Bonus Mezzanine:	3,414 s.f. 516 s.f.	Op. Costs	\$6.50 p.s.f. (2025 est.)
Power	225 amps @ 120/208 volts (TBV)		Available	Immediately

## Floor Plan

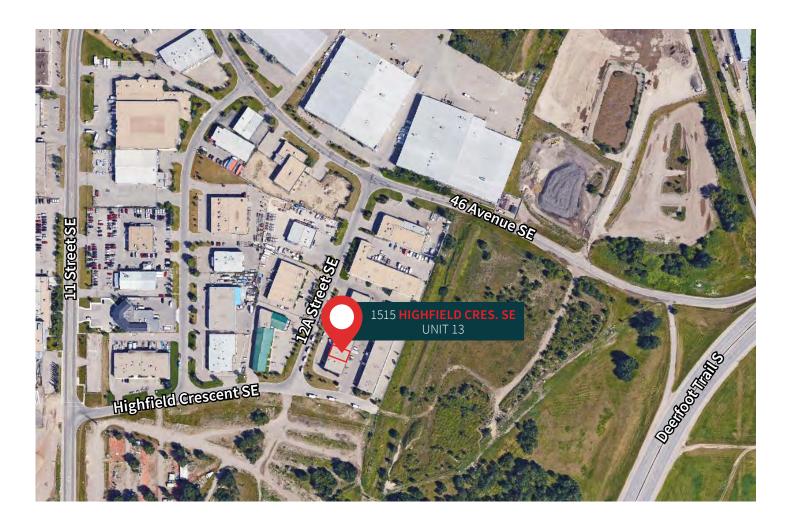
#### First Floor



### SecondFloor



## **Property Location**



### **Major Roads and Destinations**

Deerfoot Trail → 4 min. / 2.8 km

Glenmore Trail → 11 min. / 8.5 km

Stoney Trail East → 14 min. / 12.6 km

Downtown Calgary → 12 min. / 7.4 km

Calgary Int. Airport → 20 min. / 19.5 km

### Contact us for more information



Troy Robinson
Lead Broker

Associate +1 403 670 7353 troy.robinson@jll.com

## Carey Koroluk Lead Broker

Vice President +1 403 456 2346 carey.koroluk@jll.com

#### **Marshall Toner**

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

#### Ryan Haney

Executive Vice President +1 403 456 2221 ryan.haney@jll.com

#### **Chris Saunders**

Executive Vice President +1 403 456 2218 chris.saunders@jll.com

#### **Austin Smith**

Vice President +1 403 456 2197 austin.smith@jll.com

Copyright © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. J JLL Calcary: Bankers Hall East. 855 - 2 Street SW. Suite 3900. Calcary. AB TXP 4.18.