



 **JLL** SEE A BRIGHTER WAY

For Lease

5039 & 5045 - 13 Street SE
Calgary, AB

Warehouse & Office Space

- Up to 9,929 s.f. available
- Demising options of 4,920 s.f. and 5,009 s.f.
- Fenced & paved rear loading area with small yard
- Rare central location in close proximity to Blackfoot Trail, Glenmore Trail, Deerfoot Trail and Downtown Calgary

Property Details

Address 5039 & 5045 - 13 Street SE

Ceiling Height 15' clear

District Highfield

Heating Gas fired unit heaters in warehouse and forced air HVAC in office

Zoning I-G (Industrial General)

Op. Costs \$8.15 p.s.f. (2026)

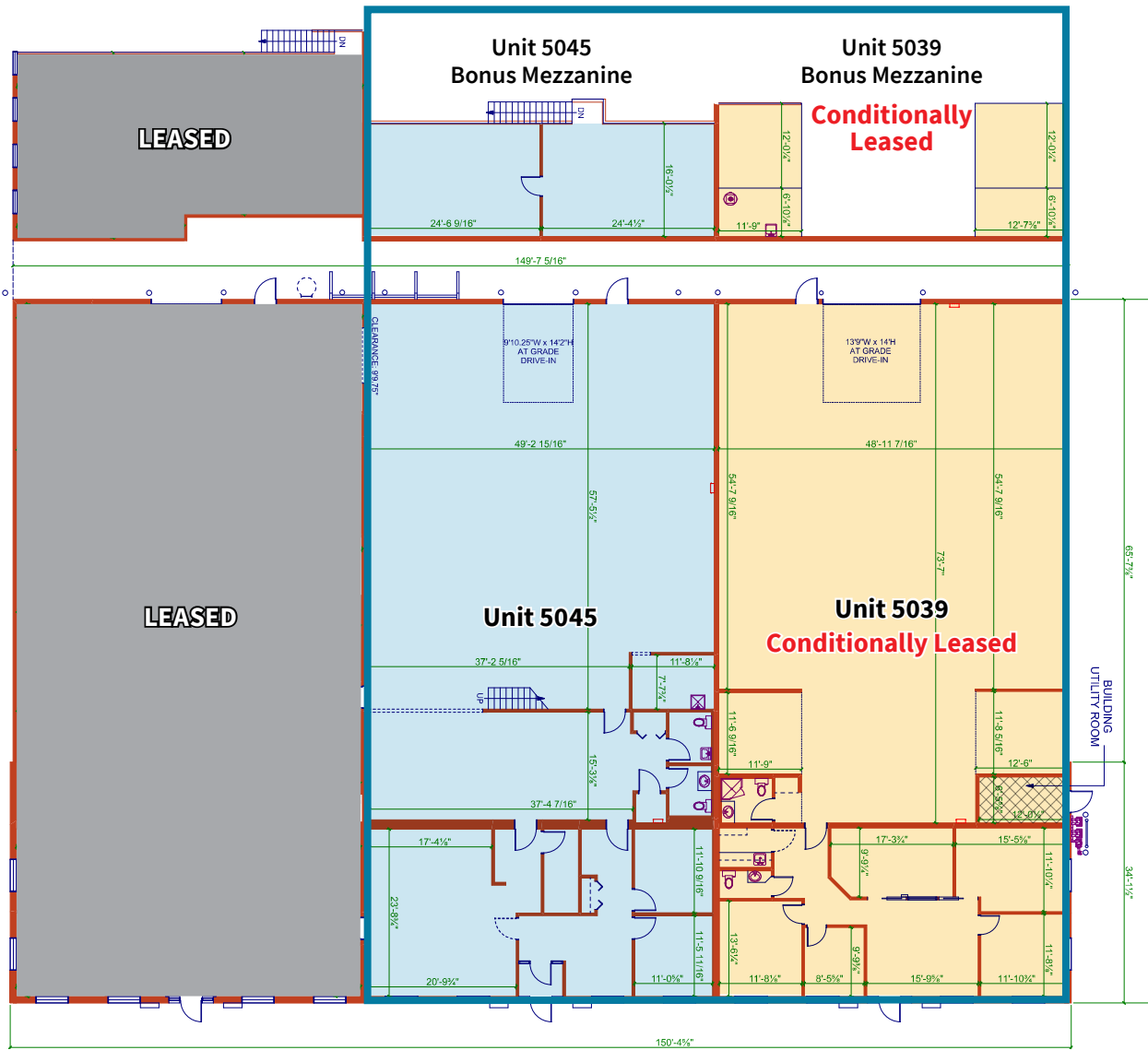
Year Built 2000

Features

- Natural light in warehouse
- Secure rear yard area
- Bonus mezzanine space



Building Floor Plan

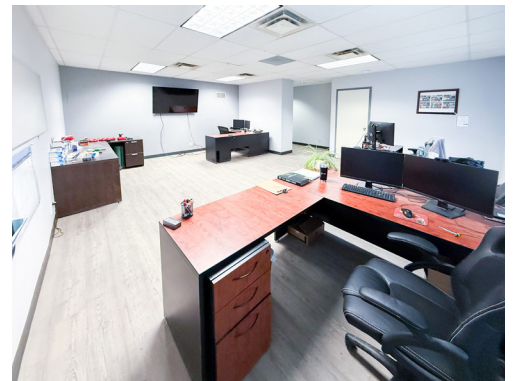


	Unit 5045	Unit 5039 - Conditionally Leased
Bay Size	Office 1,267 s.f. Warehouse 3,742 s.f. Total 5,009 s.f. Bonus Mezzanine: 831 s.f.	Office 1,271 s.f. Warehouse 3,649 s.f. Total 4,920 s.f. Bonus Mezzanine: 483 s.f.
Loading	1 - (10' x 14') drive-in door	1 - (14' x 14') drive-in door
Ceiling Height	15' clear	15' clear
Power	400 Amps @ 120/208 volts	400 Amps @ 120/208 volts
Lease Rate	\$15.00 p.s.f. (with annual escalations)	\$15.00 p.s.f. (with annual escalations)
Availability	Negotiable	Negotiable

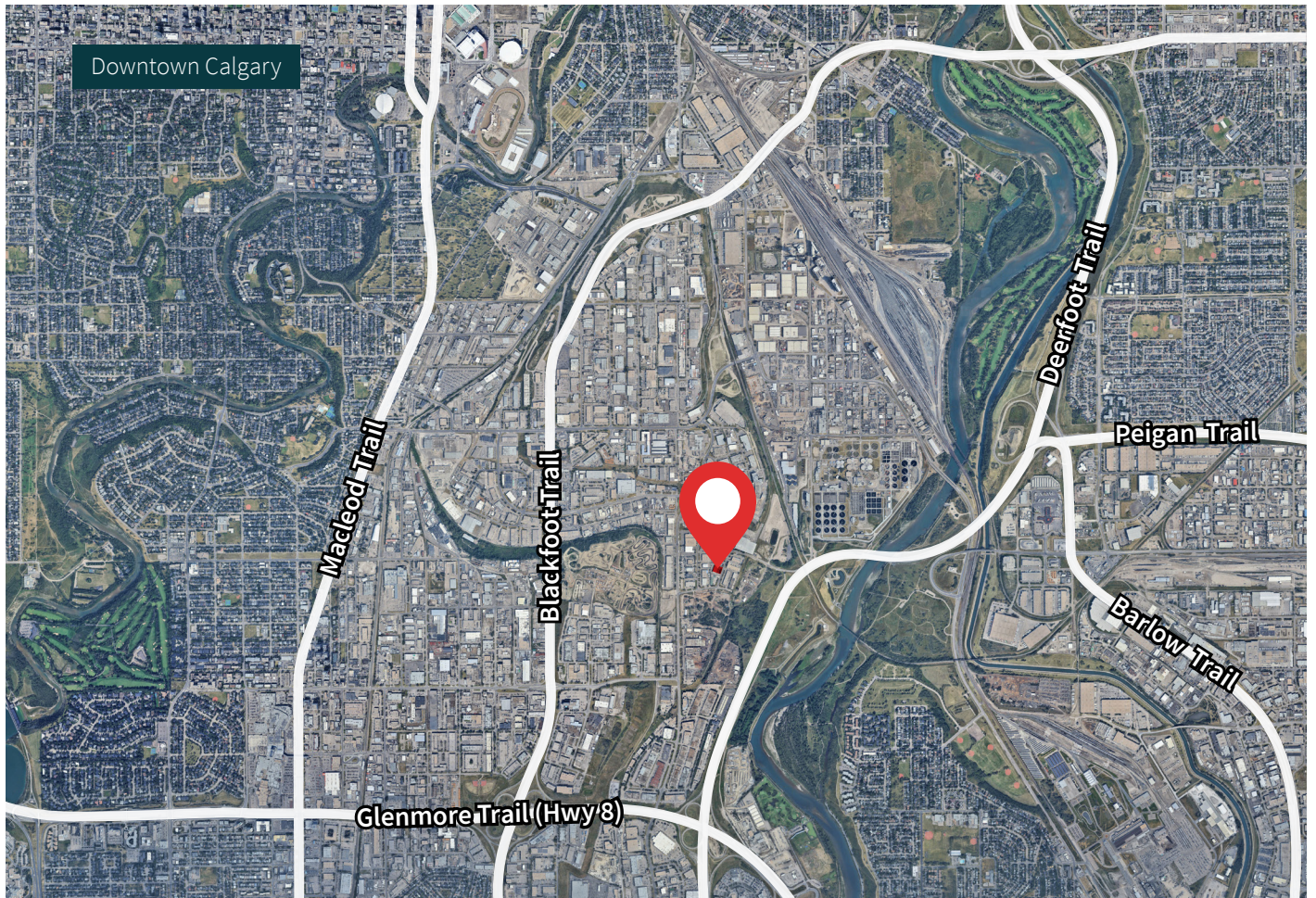
Unit 5039 Photos



Unit 5045 Photos



Property Location



Drive Times



Blackfoot Trail → **3 min. / 1.7 km**



Stoney Trail East → **12 min. / 11.5 km**



Glenmore Trail → **5 min. / 3.1 km**



Downtown Calgary → **12 min. / 6.6 km**




Deerfoot Trail → **6 min. / 4.2 km**



Calgary Int. Airport → **20 min. / 20.5 km**

Contact us for more information

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