



 **JLL** SEE A BRIGHTER WAY

# For Lease

5045 - 13 Street SE  
Calgary, AB

## Warehouse & Office Space

- Final bay remaining
- 5,009 s.f. available for lease
- 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

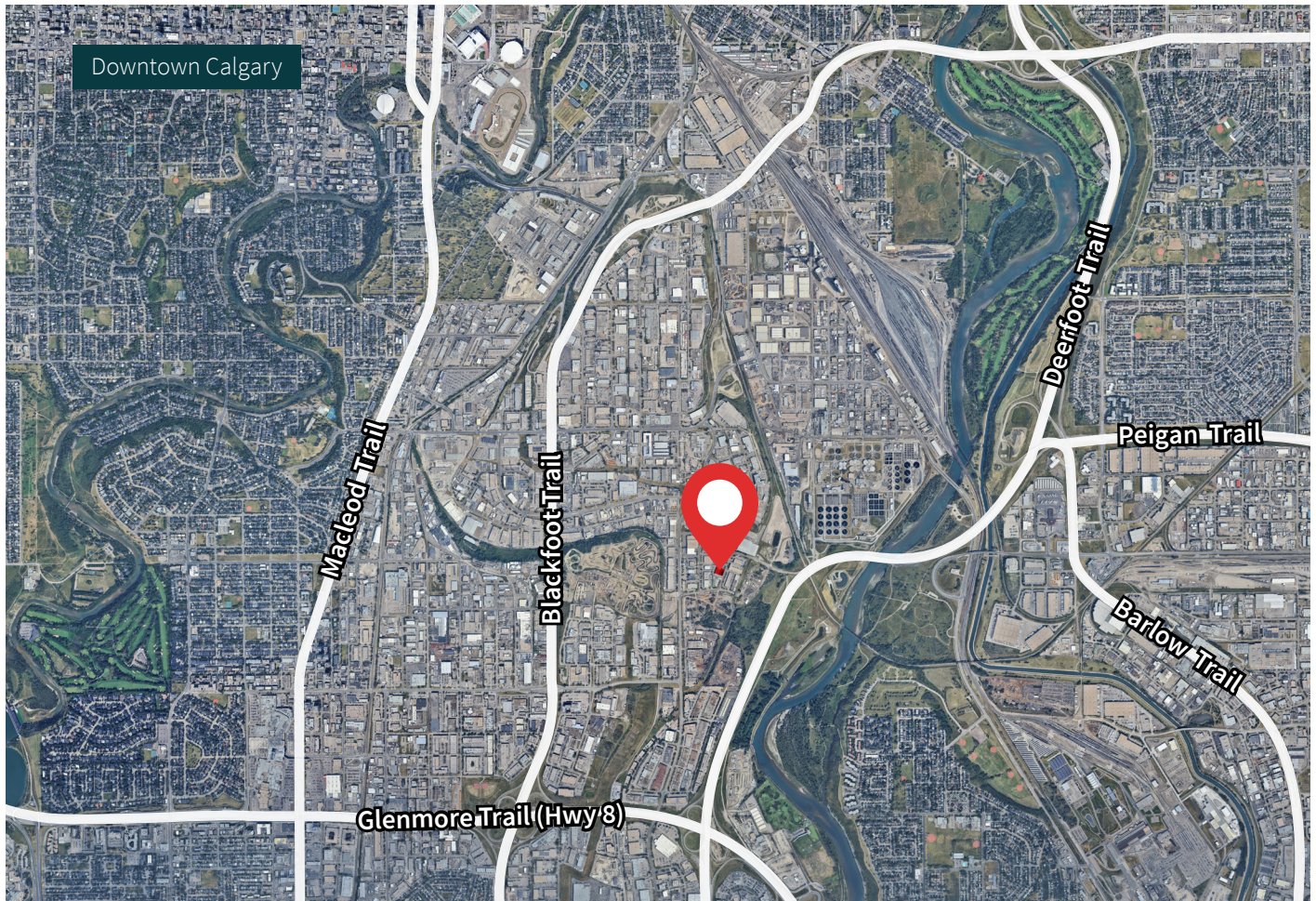
<b>District</b>	Highfield	<b>Power</b>	400 Amps @ 120/208 volts								
<b>Zoning</b>	I-G (Industrial General)	<b>Features</b>	<ul style="list-style-type: none"> <li>Gas fired unit heaters in warehouse</li> <li>Natural light in warehouse</li> <li>Forced air HVAC in office</li> <li>Secure rear yard area</li> <li>Bonus mezzanine space</li> </ul>								
<b>Year Built</b>	2000	<b>Availability</b>	Negotiable								
<b>Size</b>	<table border="0"> <tr> <td>Office:</td> <td>1,267 s.f.</td> </tr> <tr> <td>Warehouse:</td> <td>3,742 s.f.</td> </tr> <tr> <td><b>Total:</b></td> <td><b>5,009 s.f.</b></td> </tr> <tr> <td>Bonus Mezzanine:</td> <td>831 s.f.</td> </tr> </table>	Office:	1,267 s.f.	Warehouse:	3,742 s.f.	<b>Total:</b>	<b>5,009 s.f.</b>	Bonus Mezzanine:	831 s.f.	<b>Op. Costs</b>	\$8.15 p.s.f. (2026)
Office:	1,267 s.f.										
Warehouse:	3,742 s.f.										
<b>Total:</b>	<b>5,009 s.f.</b>										
Bonus Mezzanine:	831 s.f.										
<b>Ceiling Height</b>	15' clear	<b>Lease Rate</b>	\$15.00 p.s.f. (with annual escalations)								
<b>Loading</b>	1 - (10' x 14') drive-in door										



# Unit 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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