



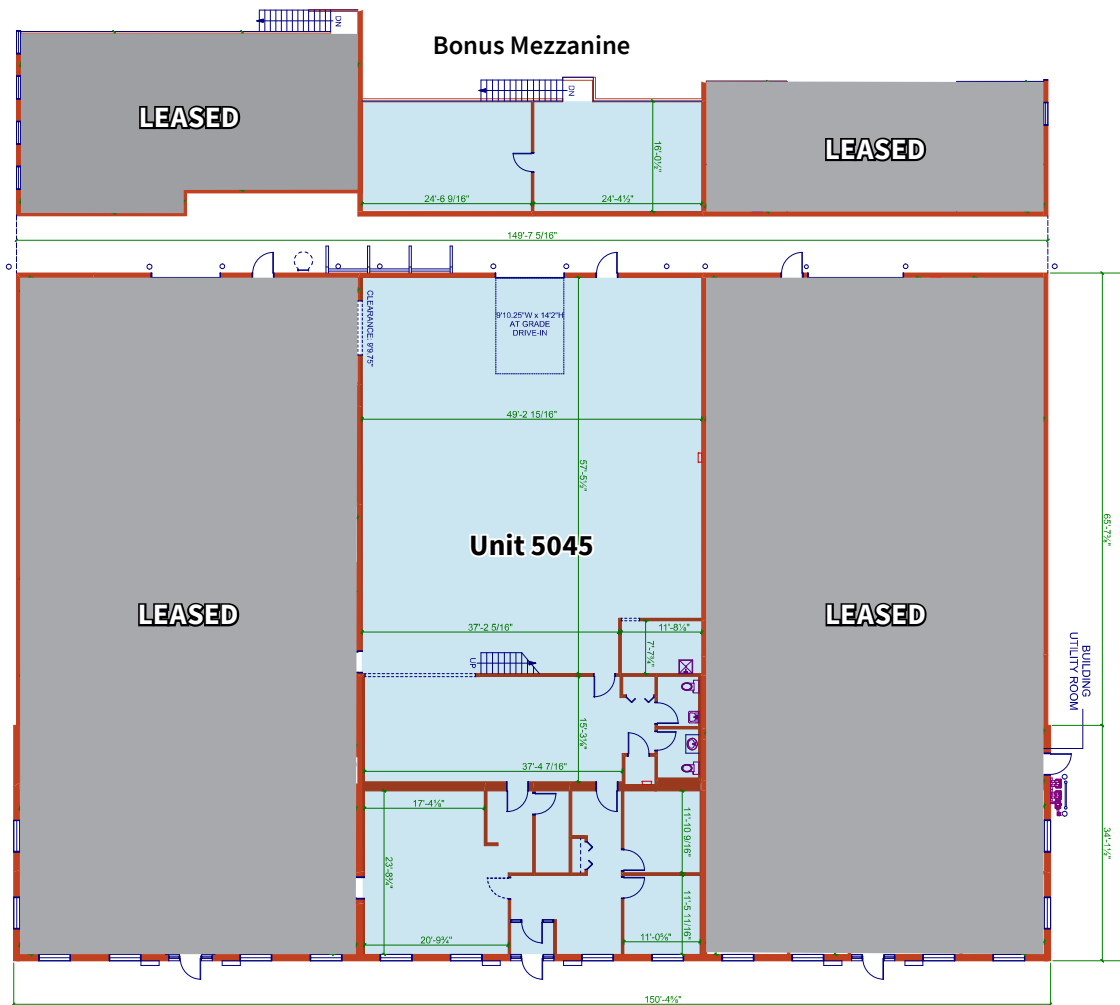
For Lease

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

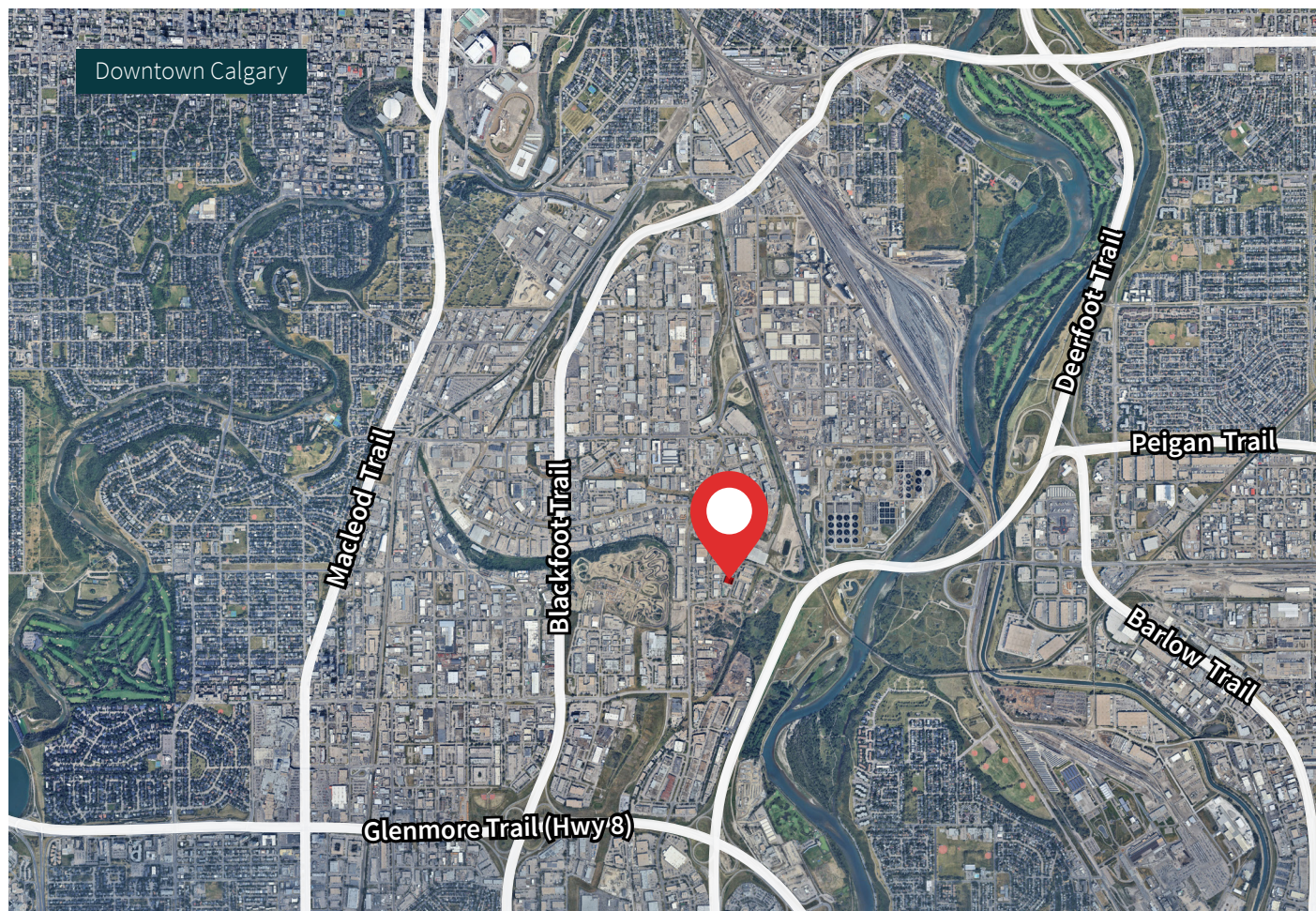
District	Highfield	Power	400 amps @ 120/208 volts
Zoning	I-G (Industrial General)	Features	• Gas fired unit heaters in warehouse • Natural light in warehouse • Forced air HVAC in office • Secure rear yard area • Bonus mezzanine space
Year Built	2000		
Size	Office: 1,267 s.f. Warehouse: 3,742 s.f. Total: 5,009 s.f. Bonus Mezzanine: 831 s.f.		
Ceiling Height	15' clear	Availability	Immediately
Loading	1 - (10' x 14') drive-in door	Op. Costs	\$8.15 p.s.f. (2026)
		Lease Rate	\$15.00 p.s.f. (with annual escalations)



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**

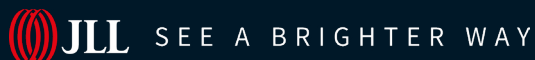


Deerfoot Trail → **6 min. / 4.2 km**



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

Contact us for more information



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