

FOR LEASE

JLL

1511 Highfield Crescent SE

UNIT 2

CALGARY, AB

- Rare small bay opportunity
- Well constructed office space over two floors
- Clean, whiteboxed warehouse space
- Close proximity to Blackfoot Trail, Deerfoot Trail and Glenmore Trail



PROPERTY DETAILS

DISTRICT	Highfield
ZONING	I-G (Industrial General)
UNIT SIZE	Main Floor Warehouse: 872 SF Main Floor Office: 1,100 SF Second Floor Office: 1,244 SF Total: 3,216 SF
CLEAR HEIGHT	18’
LOADING	1 (12’ w x 14’ h) drive-in door

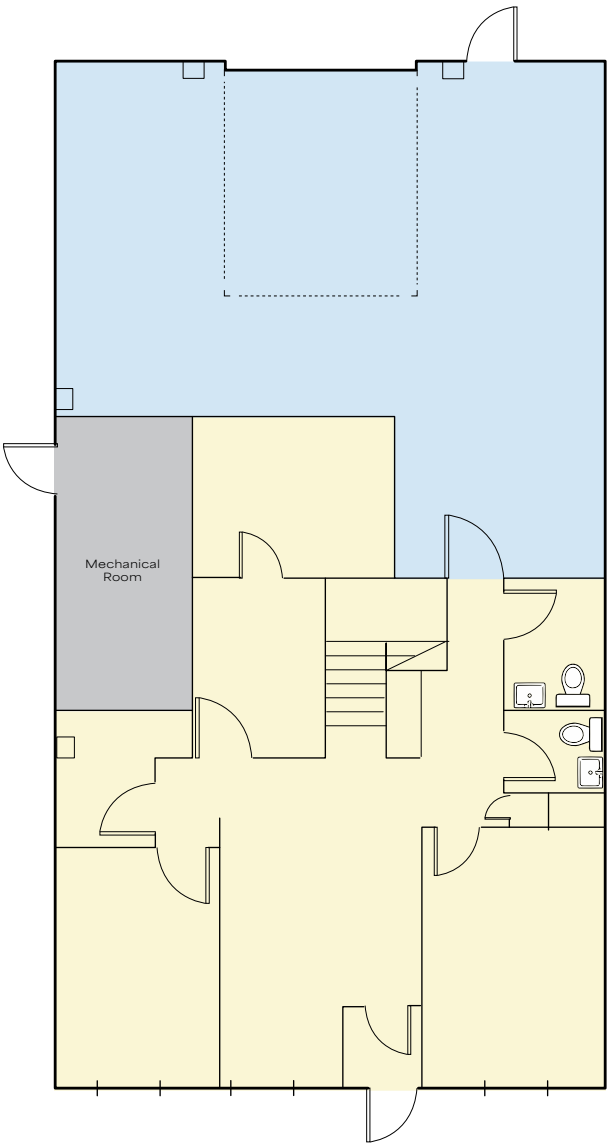
FEATURES

- Dual compartment sump
- LED lights in warehouse
- Central southeast location
- Quality office buildout

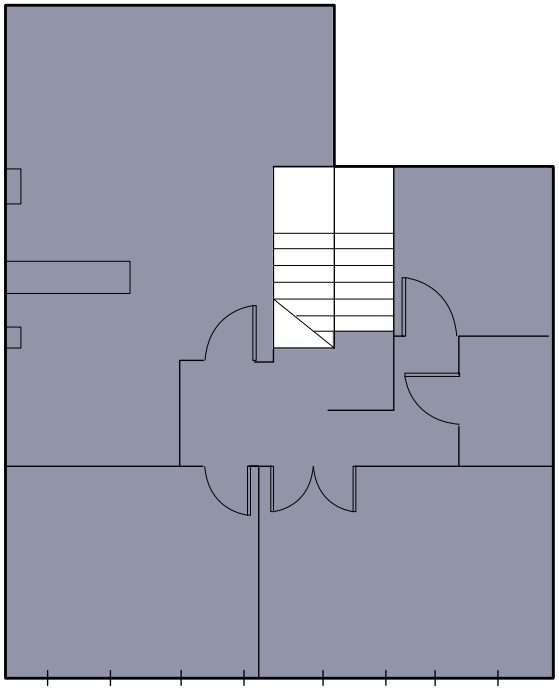
OP. COSTS	$8.25 PSF (2026)
LEASE RATE	$15.00 PSF
AVAILABLE	January 1, 2027

FLOOR PLAN

MAIN FLOOR



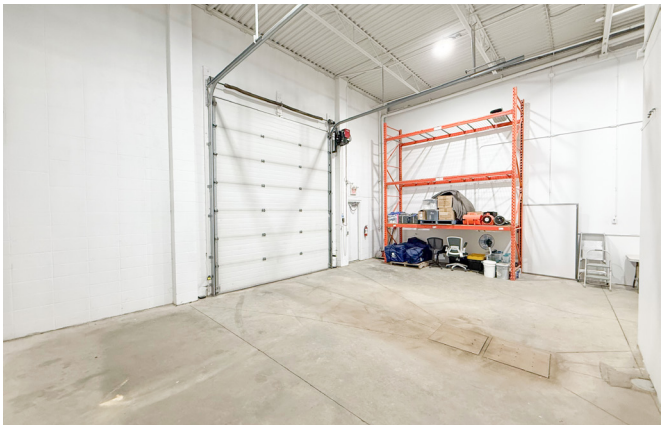
SECOND FLOOR OFFICE



	Main Floor Warehouse:	872 SF
	Main Floor Office:	1,100 SF
	Second Floor Office:	1,244 SF
	Total:	3,216 SF

LOCATION PHOTOS















LOCATION ADVANTAGES

HIGHWAY ACCESS

Quick connectivity to Blackfoot Trail, Glenmore Trail and Deerfoot Trail for seamless goods movement across Calgary and beyond.



DRIVE TIMES

Glenmore Trail
6 mins. | 2.6 km

Deerfoot Trail
8 mins. | 4.1 km

Trans-Canada Hwy 1
12 mins. | 9.6 km

Stoney Trail (Ring Road)
15 mins. | 11.4 km

Downtown Calgary
15 mins. | 8.0 km

Calgary Int. Airport
20 mins. | 20.7 km

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