

FOR LEASE



1303 Hastings Crescent SE, Calgary, AB
4,340 sq. ft. Industrial Condo



Dock Loading



**Recently Upgraded
Interior & Exterior**



**Located in
Highfield Industrial**

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

4,340 sq. ft.

ZONING:

I-G (Industrial General)

DISTRICT:

Highfield Industrial

NET LEASE RATE:

\$16.00 per sq. ft. per annum

OPERATING COSTS:

\$7.82 per sq. ft. per annum (for 2025)

AVAILABLE:

Immediately

LIGHTING:

LED lighting

CEILING HEIGHT:

16' clear

LOADING:

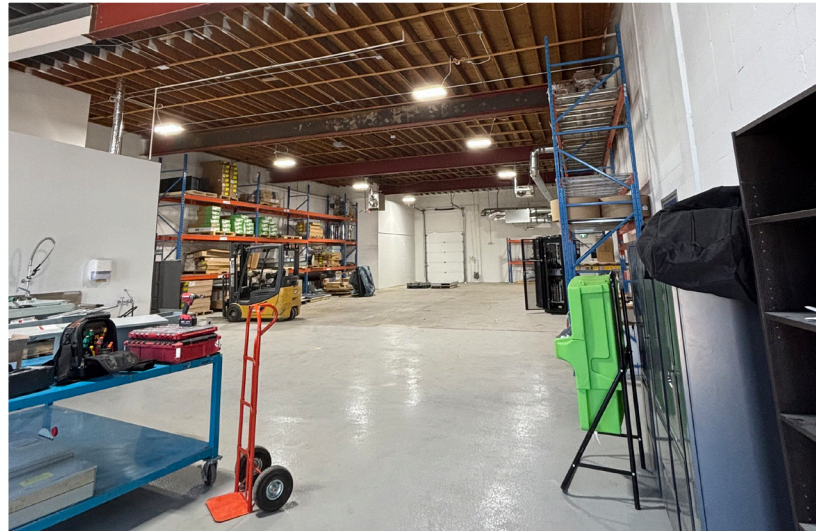
1 - 8' x 10' dock door

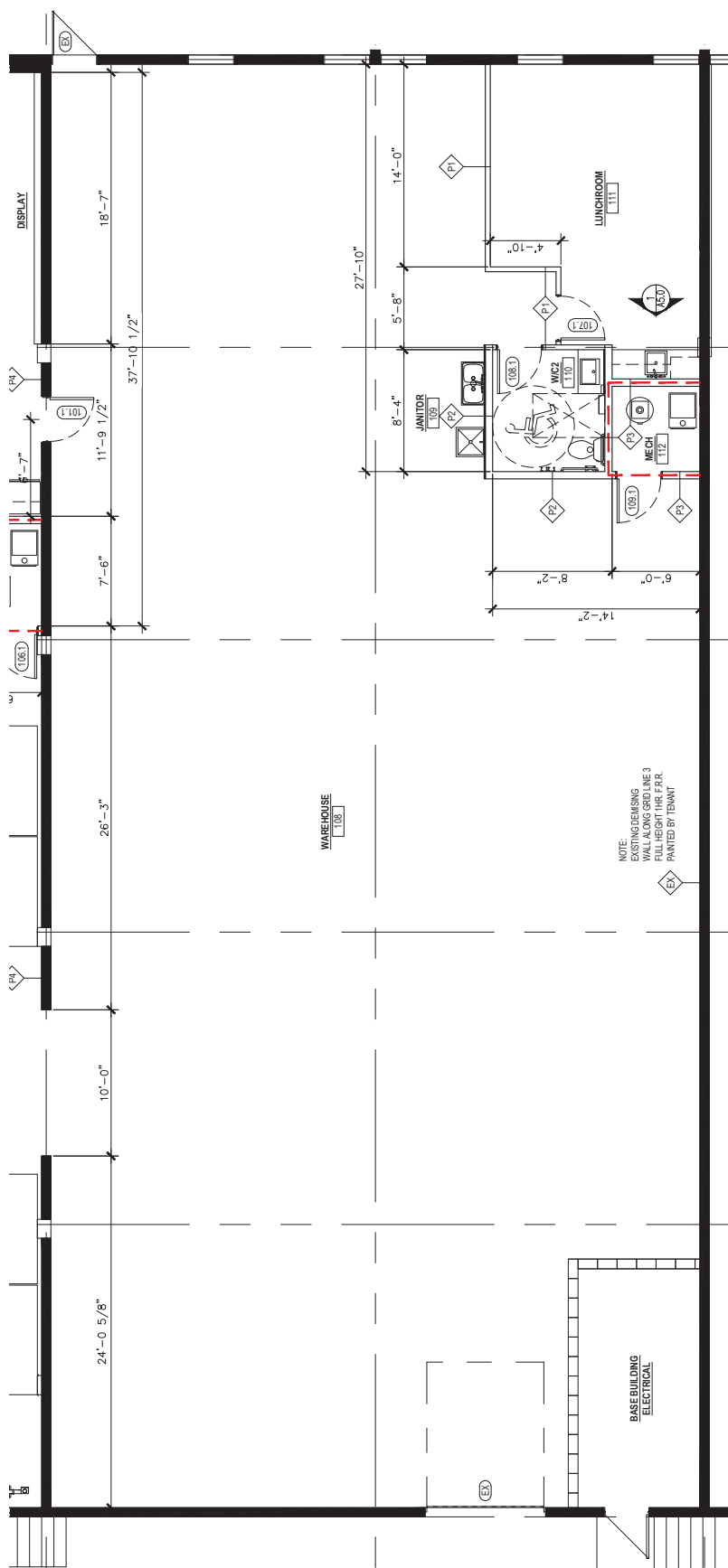
POWER:

200 amps, 120/208 volt, 3 phase service (TBV)

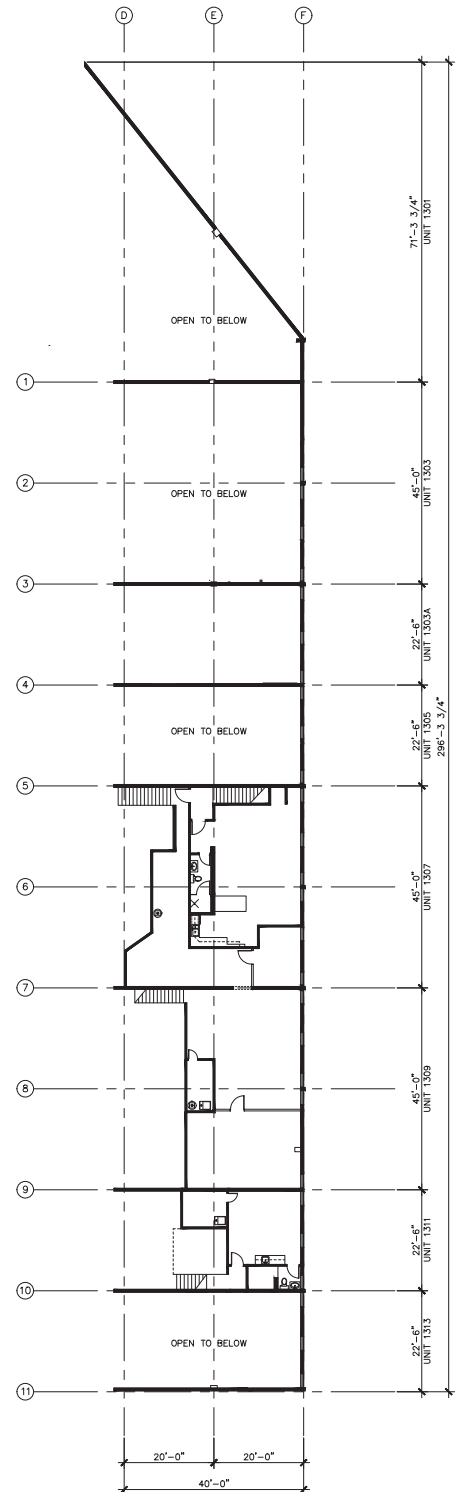
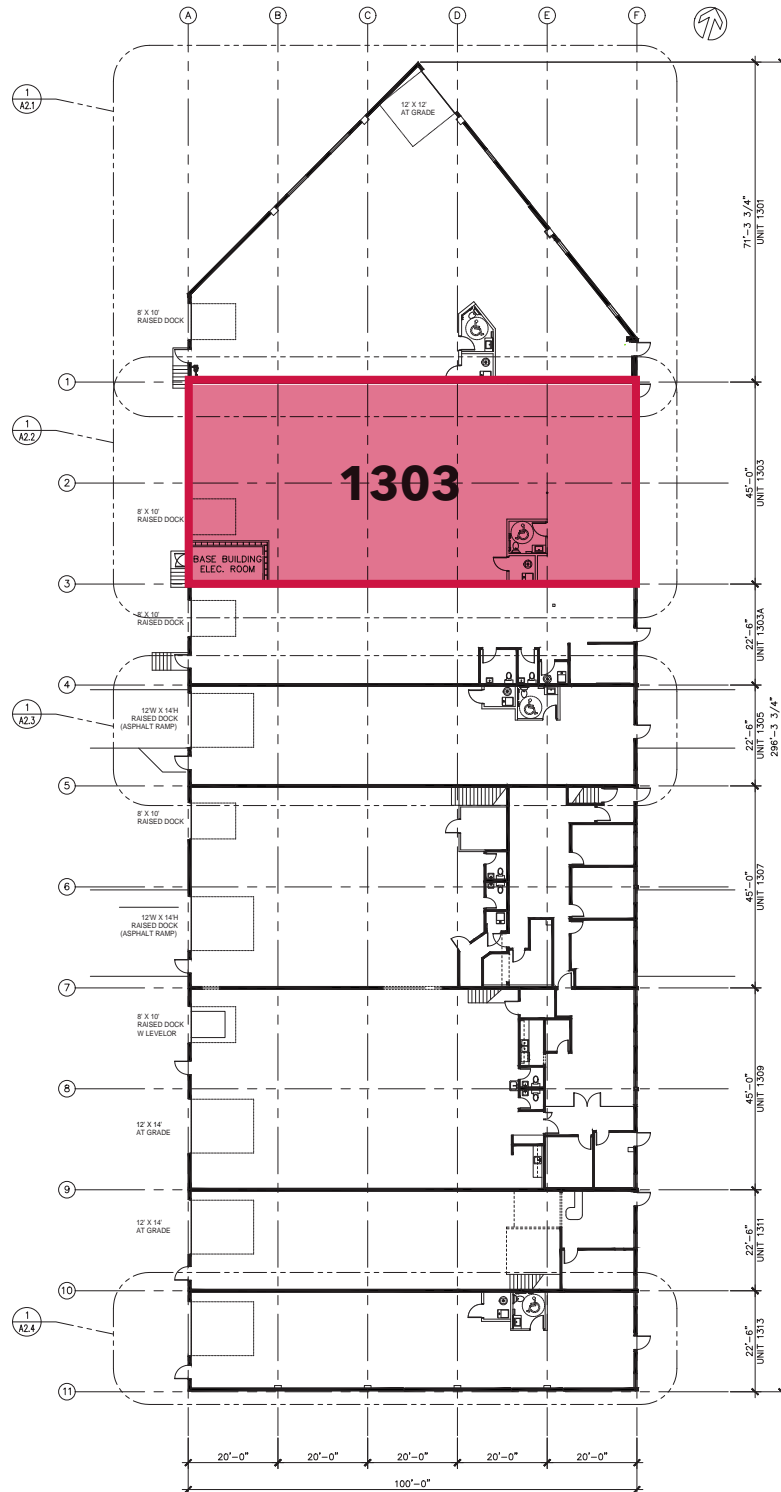
COMMENTS:

- » Short-term lease options available
- » MUA (specs TBV)
- » Racking included
- » Rear loading
- » Backing on to 12th Street SE with significant exposure
- » Located off 42nd Avenue SE

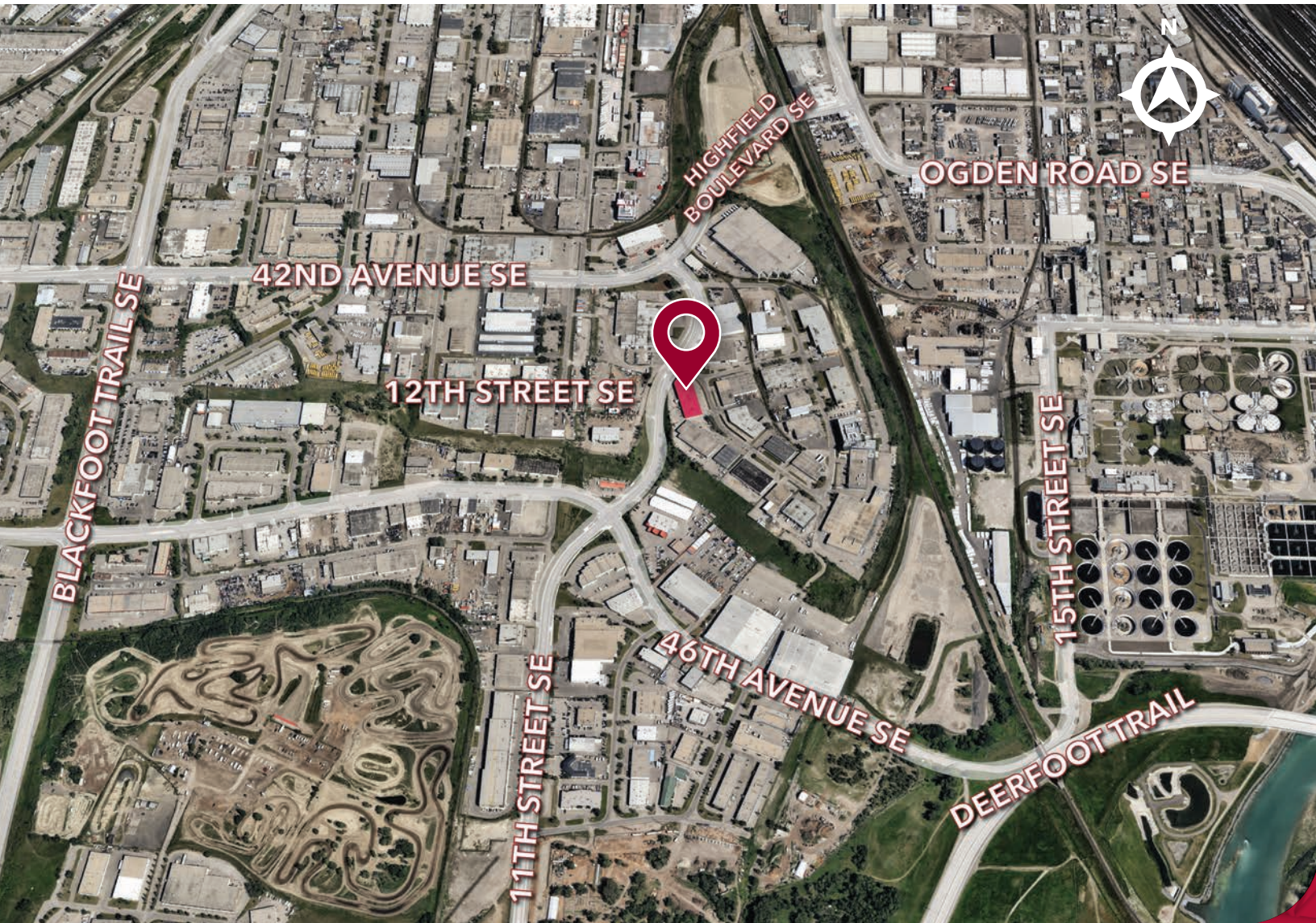




SITE PLAN



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com



ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES