

# FOR LEASE



**5030 - 13<sup>th</sup> Street SE, Bay 27, Calgary, AB**  
3,184 sq. ft. Small Bay with Make-Up Air



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# PROPERTY DETAILS

## AVAILABLE AREA:

Office:	+/- 813 sq. ft.
Warehouse:	+/- 2,317 sq. ft.
Total:	+/- 3,184 sq. ft.

## NET LEASE RATE:

\$15.00 per sq. ft. per annum

## OPERATING COSTS:

\$6.09 per sq. ft. (est 2026)

## AVAILABLE:

Immediate

## DISTRICT:

Highfield Industrial Park

## ZONING:

(I-G) Industrial General

## CEILING HEIGHT:

18' (TBV)

## ELECTRICAL:

200 amps, 120/208 volts (TBV)

## LOADING:

1- 12' x 14' Drive-in door

## MAKE-UP AIR:

3500 CFM (TBV)

## SUMP:

No

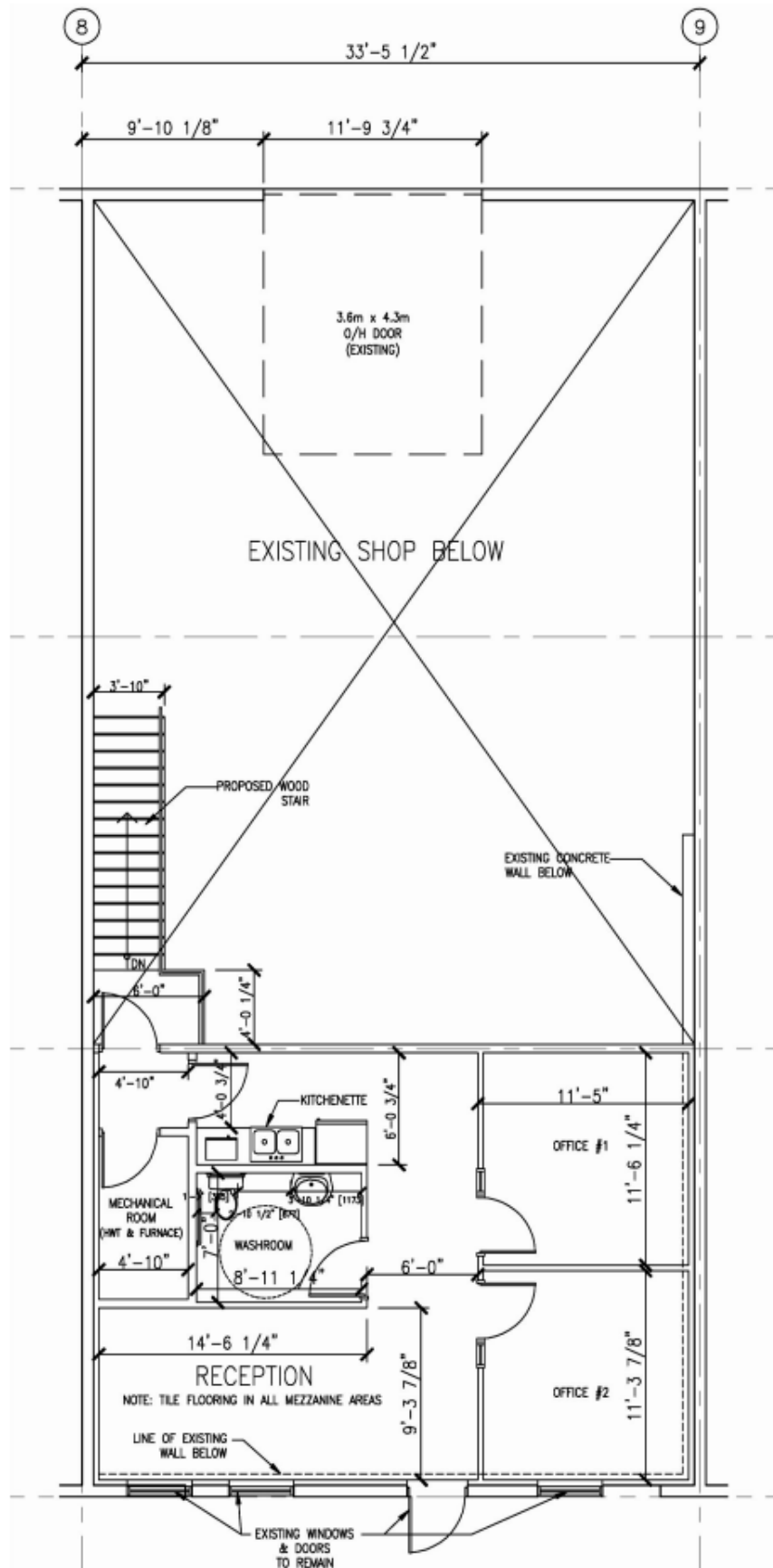
## COMMENTS:

- » Central Location
- » Close proximity to major transportation routes (Deerfoot)
- » Functional Office Space with 2 private offices and reception area
- » Secured area at rear of building
- » Minimal columns in warehouse area
- » Unique office/workshop layout

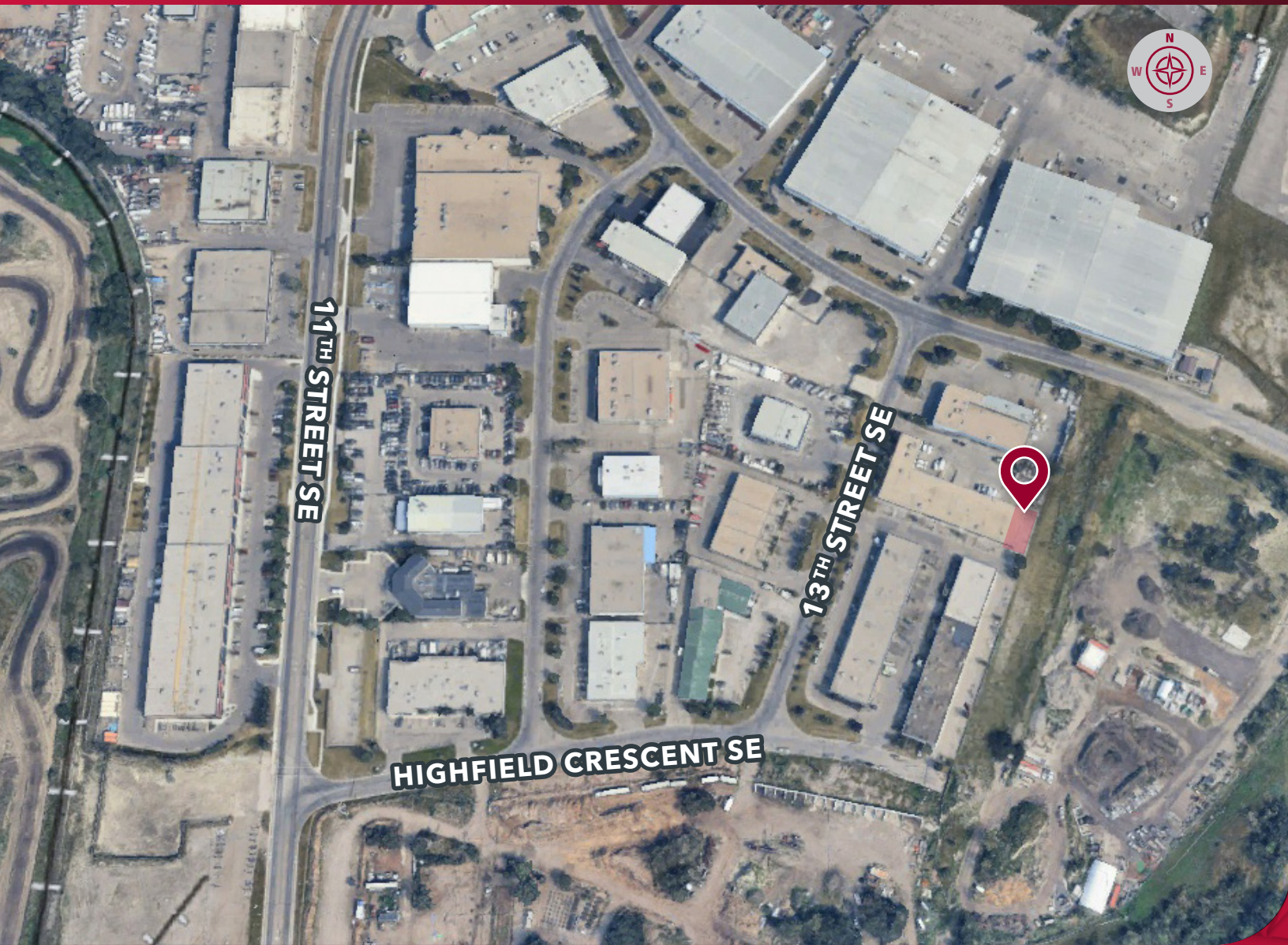




# FLOOR PLAN



# LOCATION



# CONTACT US

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