

HIGHFIELD CRESCENT

1259 Highfield Crescent SE

Calgary, Alberta T2G 5M2



WAREHOUSE AND MEZZANINE FOR LEASE

BAY 10

± 2,617 SF Ground & 333 SF
Mezzanine (Warehouse)

Zoning: I-C Industrial Commercial

Rate: Market Rate

Taxes & Op Costs (2024) \$7.97 per sq. ft. Estimated

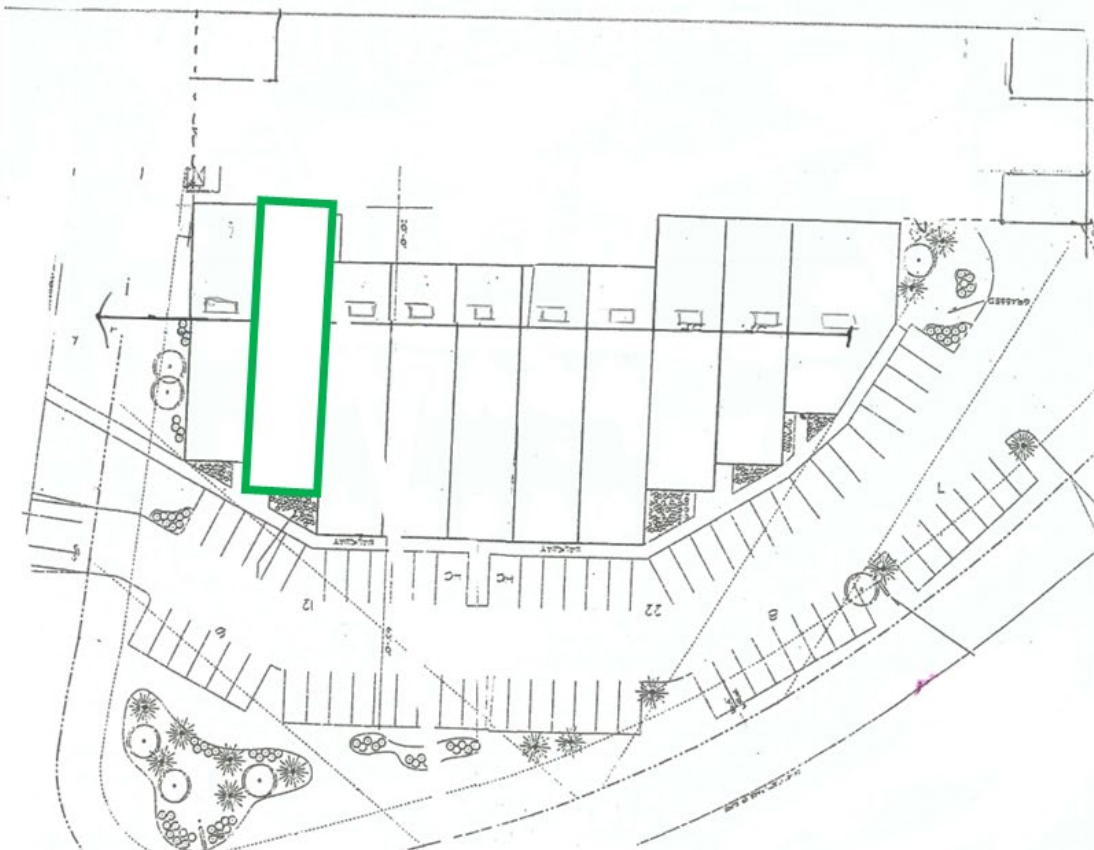
Available: Immediately

Overhead Door/Ceiling Height 12' x 14' Drive-in / 20'

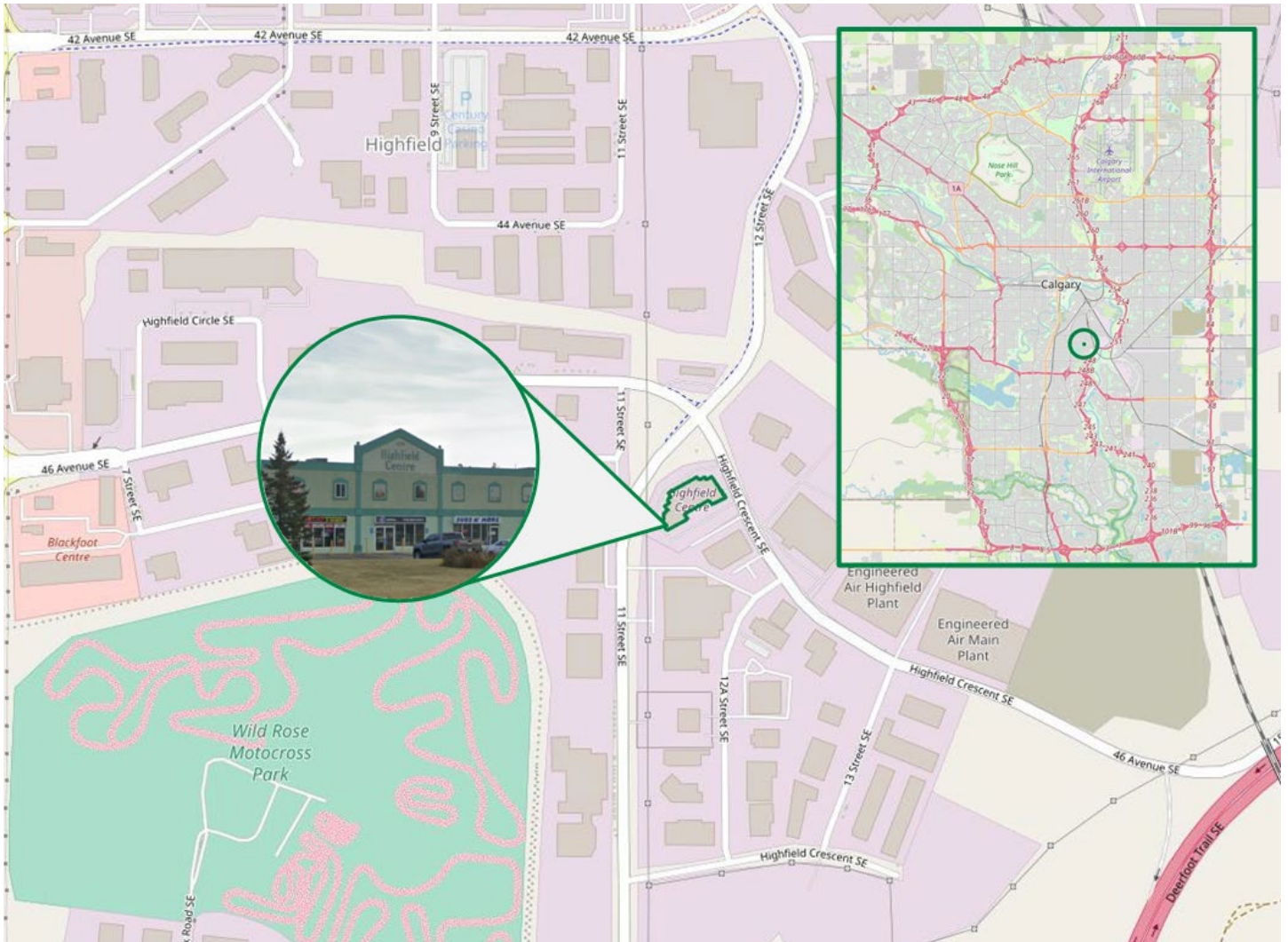
LOCATION FEATURES:

- Prime Central industrial location, fantastic proximity to major traffic corridors
- 7-minute drive to Deerfoot Trail & Macleod Trail
- Spacious and versatile commercial space suitable for various business types
- 100 AMP power
- Ample onsite parking for employees and visitors
- Competitive leasing rates

BAY 10 – SITE PLAN



PROPERTY MAP



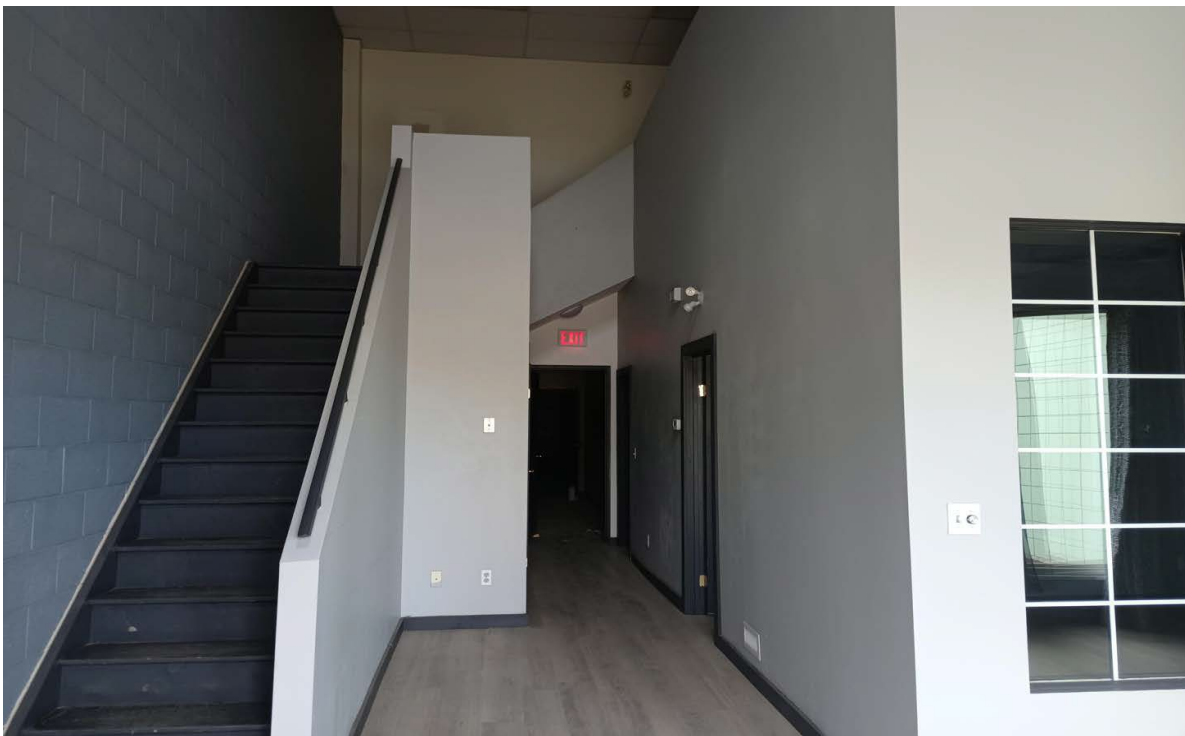
FRONT ENTRANCE



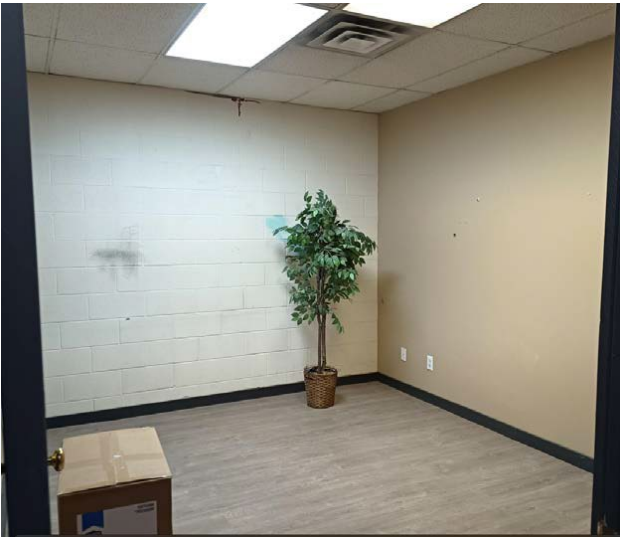
FRONT RECEPTION AREA



FRONT RECEPTION AREA & STAIRS TO MEZZANINE (FRONT)



OFFICES & FRONT MEZZANINE



WAREHOUSE & REAR MEZZANINE

