

SMALL BAY WITH
MAKE-UP AIR
// 3,184 SF

FOR LEASE

5030 13 Street SE, Bay 27, Calgary, AB



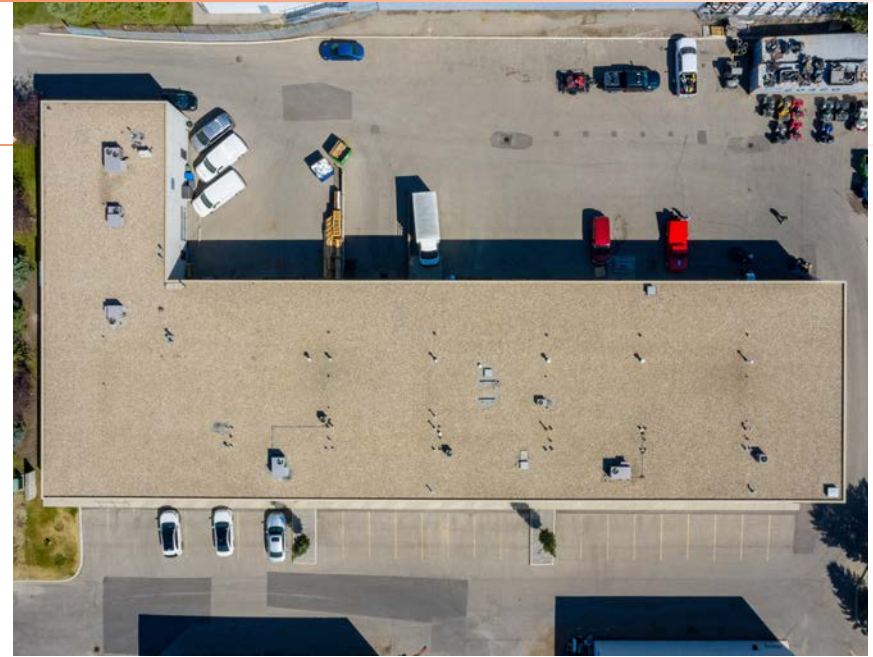
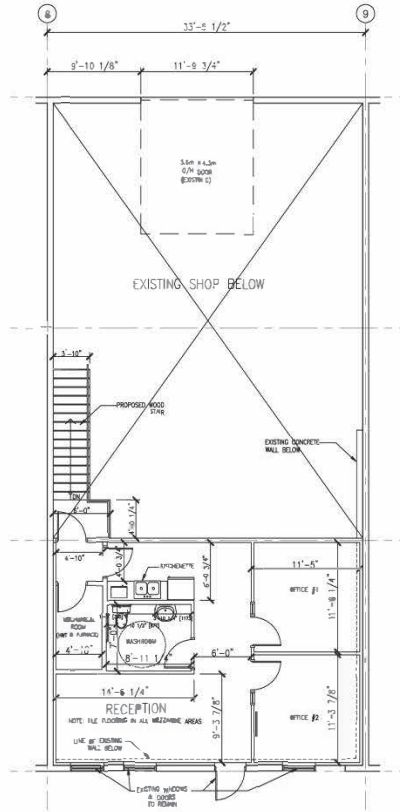
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PROPERTY HIGHLIGHTS



- Central Location
- Close proximity to major transportation routes (Deerfoot Trail, Glenmore Trail and Black Foot Trail)
- 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

PROPERTY OVERVIEW

Address:	5030 13 Street SE, Bay 27, Calgary, AB
District:	Highfield Industrial Park
Zoning:	Industrial General (I-G)
Total Square Footage:	3,184 SF
Warehouse Area:	2,371 SF
Office Area:	813 SF

Clear Height:	18' (TBV)
Loading:	1 Drive-in (tbv'w x tbv'h)
Power:	100 Amps @ 120/208 (TBV)
Lease Rate:	\$15.00 PSF
Operation Costs:	\$6.09 PSF (est. 2026)
Availability:	30 Days Notice

INTERIOR FEATURES //



Notice: Some images in this marketing material have been enhanced or altered using Artificial Intelligence (AI). These visualizations are for illustrative purposes only.

LOCATION

Located in SE Calgary, Highfield Industrial Park district, with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

Deerfoot Trail SE: **9 minutes**

Stoney Trail: **16 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Cycle paths



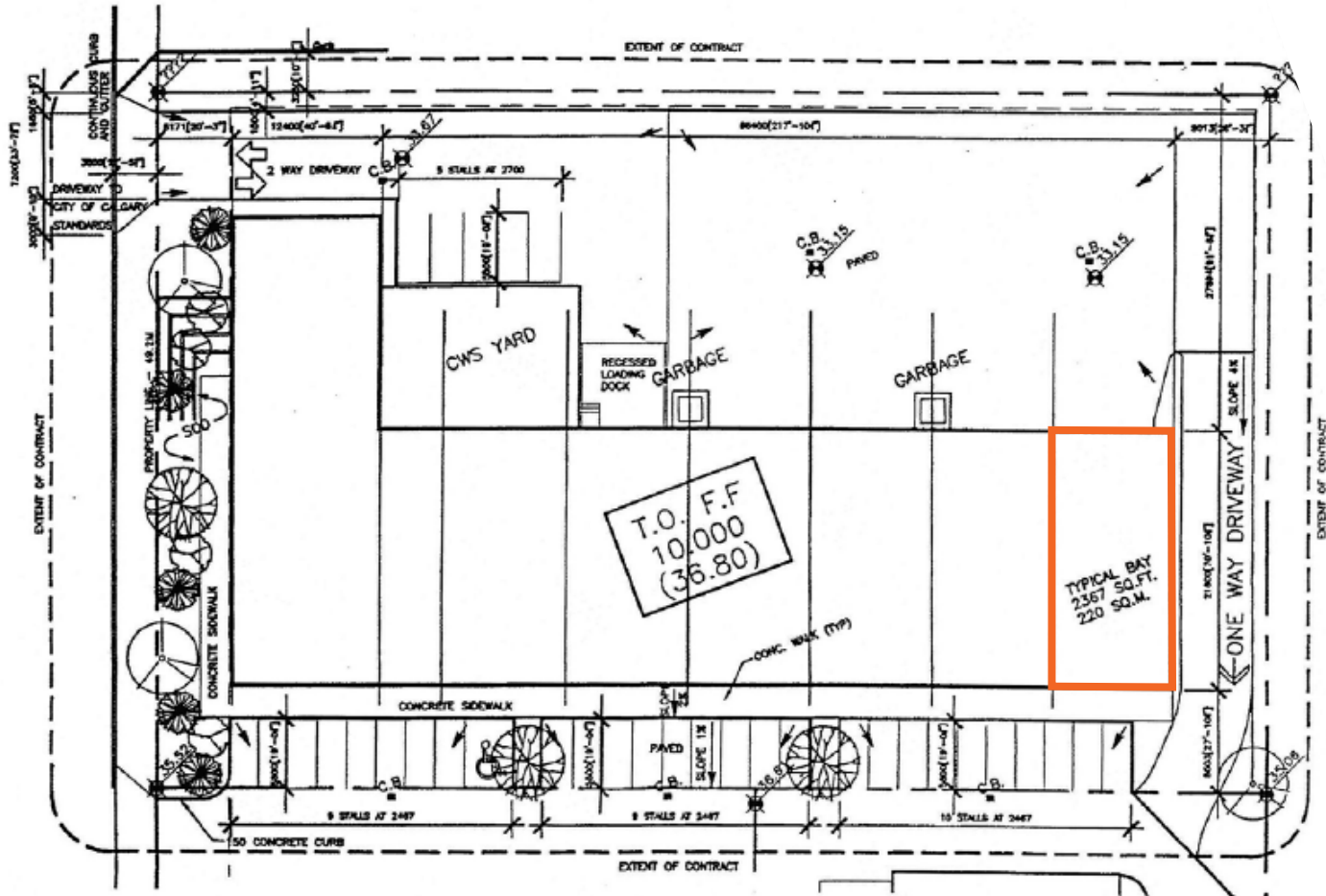
restaurants
& fast food



fuel / charging
stations



SITE PLAN





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