



For Lease

±7,144 SF Warehouse Space with Yard

4310 - 12th Street SE, Calgary, AB

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Property Overview

District	Highfield
Zoning	I-G (Industrial General)
Office Area	±415 SF
Warehouse Area	±6,729 SF
Total Area	7,144 SF
Bonus Mezzanine	±1,091 SF
Yard Area	±11,500 SF
Ceiling Height	21'3" clear
Loading	1 (8' x 9') powered drive-in door 1 (12' x 12') drive-in door
Power	200 Amp, 240 Volt (TBV)
Lighting	LED
Lease Rate	Market
Operating Costs (2026)	\$6.41 PSF
Available	Immediately



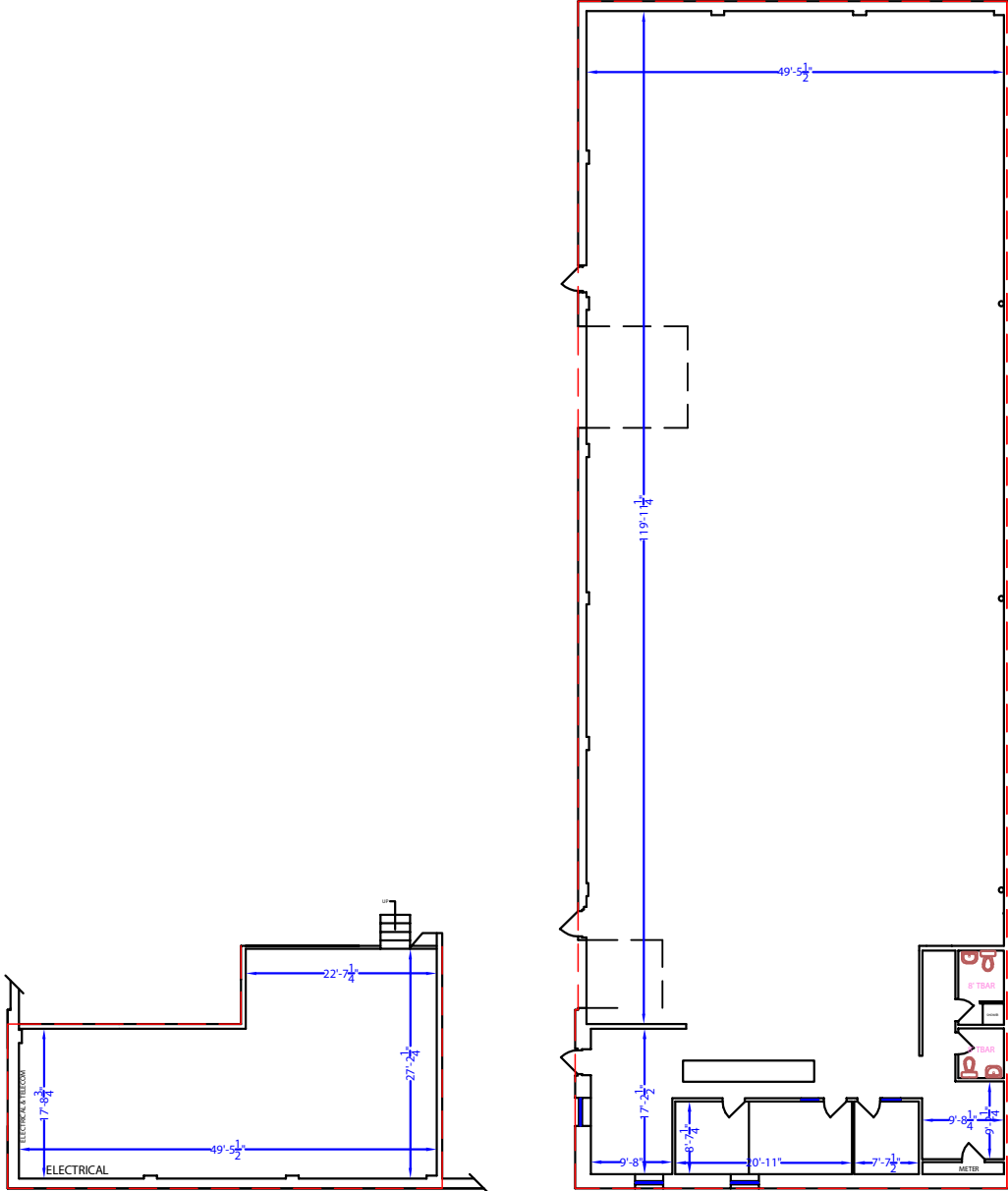
Features

- Three (3) private offices
- Reception area at front entrance
- Two (2) washrooms
- Bonus mezzanine space
- HRV Unit
- Fully paved yard area
- Quick access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail



*Yard layout to be confirmed

Floor Plan



*Floorplan may not be exact



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