



Prime Warehouse Space

Various Options Available for Lease - 8th Street Business Centre

OVERVIEW

Discover a versatile industrial space in a prime central location, ideal for warehousing, storage, and staging. This property features a heated indoor common loading area and ample on-site parking, with convenient access to public transit along 34th Avenue SE. Positioned on 8th Street SE, it offers excellent connectivity to Blackfoot Trail and Calgary's downtown core. Professionally managed and well-maintained, this facility provides flexible leasing options at competitive rates—just \$5.68 PSF, inclusive of utilities.

LEASE DETAILS

COMMUNITY	Highfield
ZONING	I-G (Industrial - General)
AVAILABLE AREA	±18,646 SF total (size options and possible demising outline on pg 2)
DRIVE-IN DOORS	3 Drive-in doors total: <ul style="list-style-type: none"> Exterior bay door to common area (16'W x 13'H) Drive-in doors to space 1 & 2 (15'W x 10'H)
DOCK DOORS	2 Dock doors total: <ul style="list-style-type: none"> 1 existing raised dock in space 1 (8'W x 10"H) 1 under construction in space 1 (8'W x 10"H)
CEILING HEIGHT	13' clear
PARKING	Scramble
OP COSTS	\$5.68 PSF (2025) (inclusive of utilities)
LEASE RATE	Market
TERM	Flexible
OCCUPANCY	Immediate

December 11, 2025

For more information,
please contact:

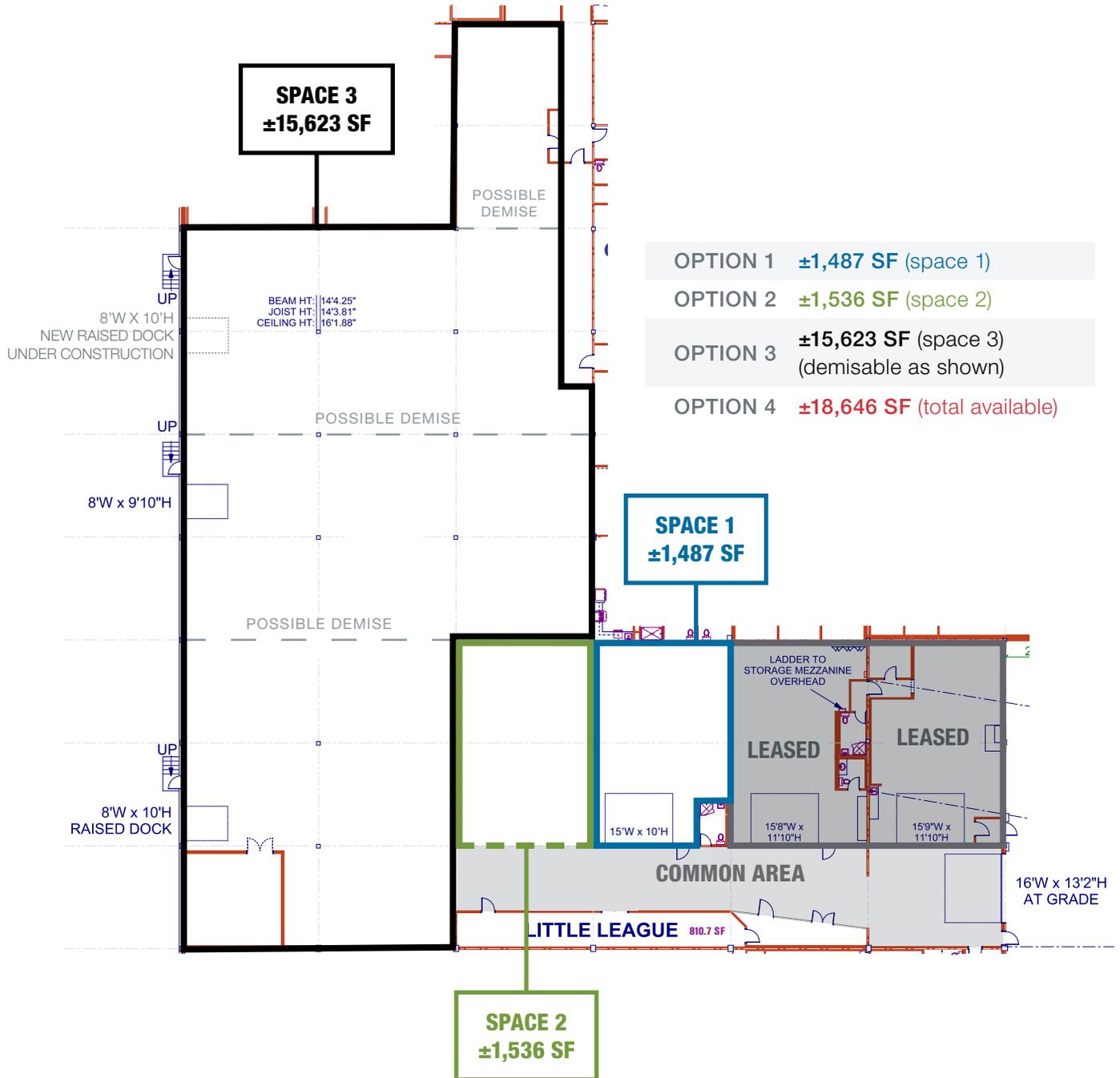


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FLOOR PLAN & LEASING OPTIONS



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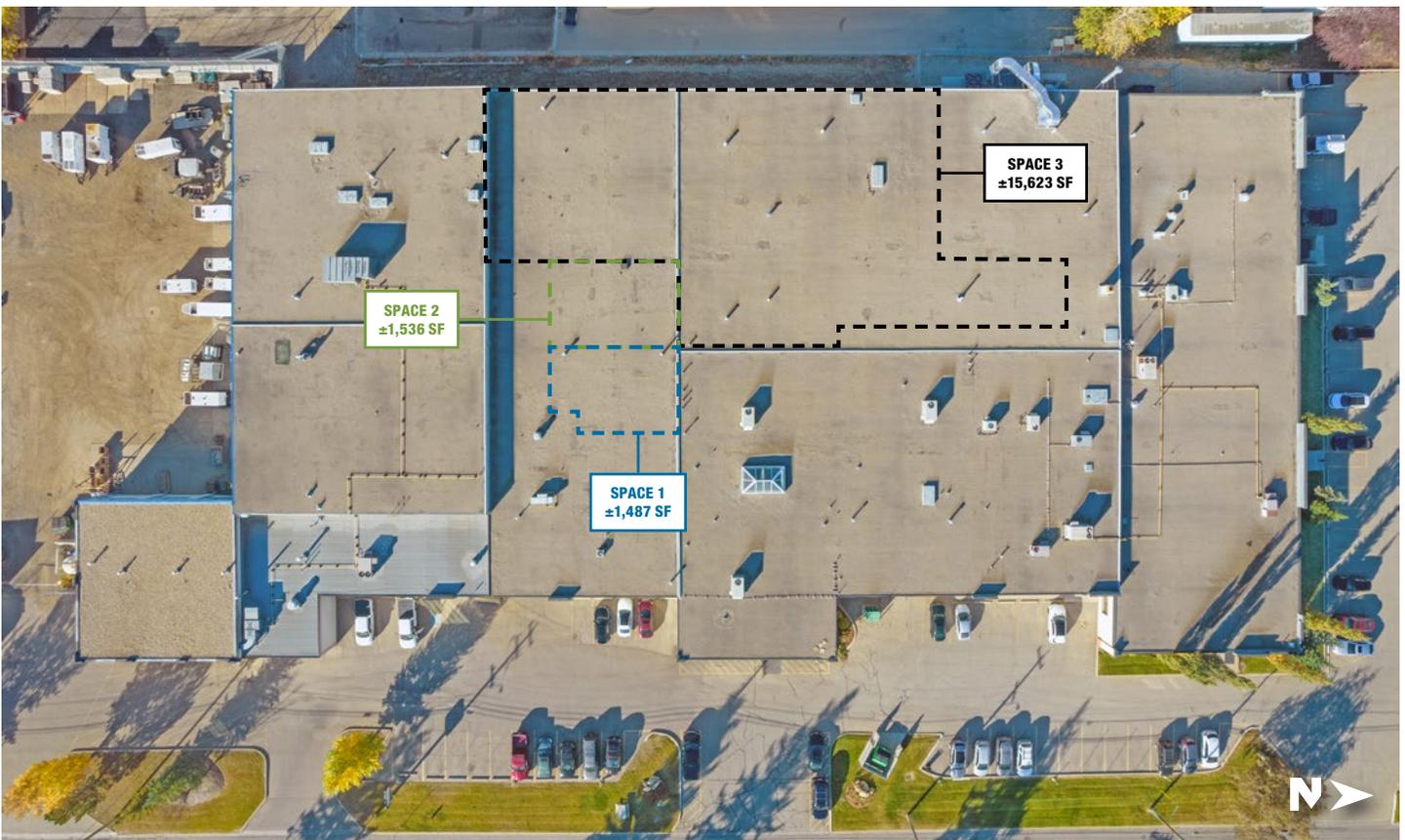


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PROPERTY LOCATION



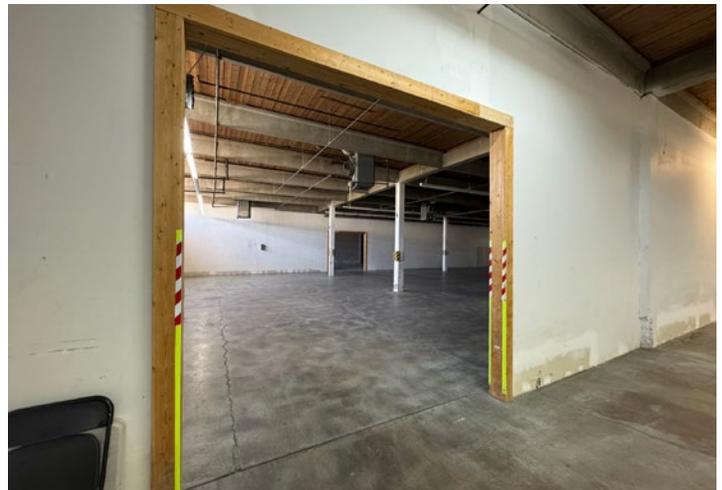
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