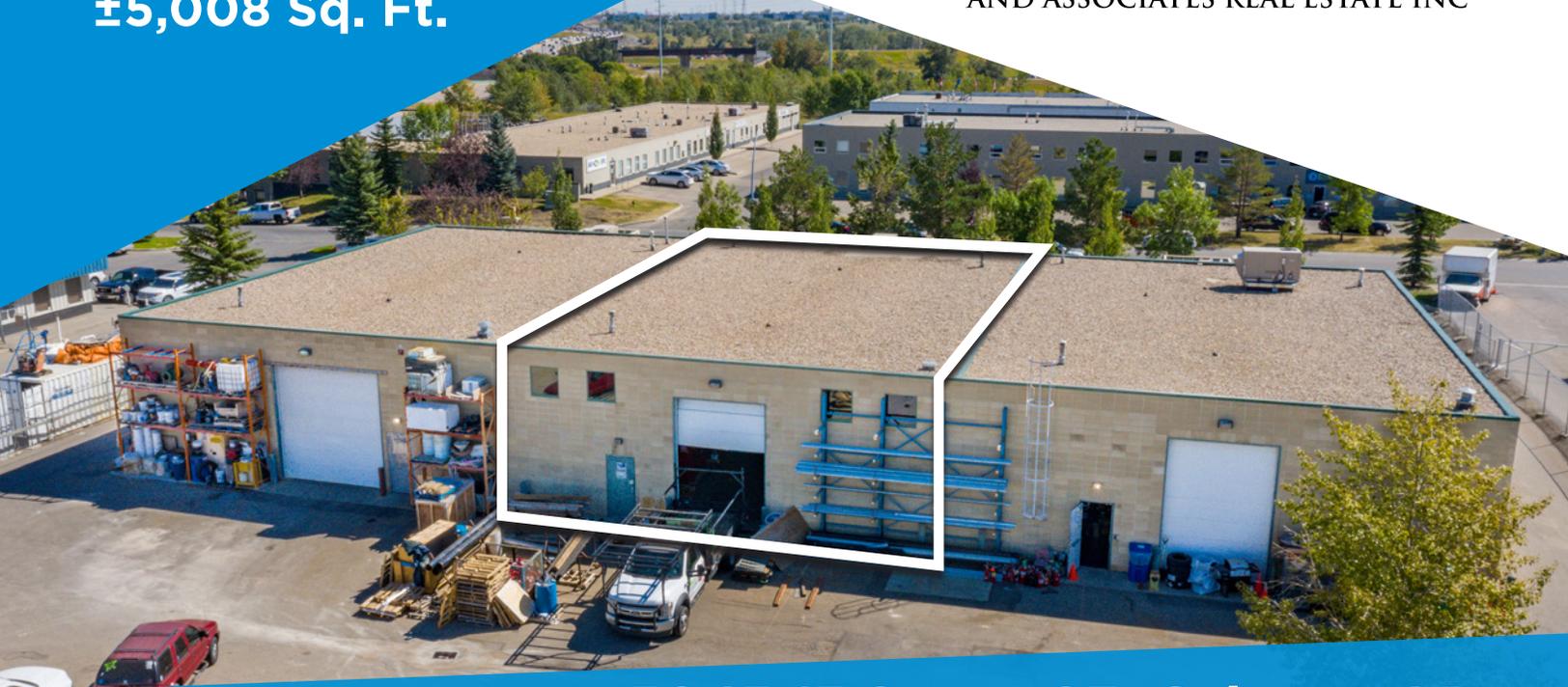


SUBLEASE

±5,008 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5045 13 Street SE, Calgary, AB

INDUSTRIAL BAY IN HIGHFIELD

Property Highlights

- ±5,008 SF drive in industrial space expiry July 31, 2027
- ±4,000 SF yard space included
- Adjacent unit of 4907 also available, sublease expiry August 31, 2026
- LL head lease extension possible, conditions apply
- Excellent connectivity to Deerfoot Trail, Glenmore Trail, and other key transportation routes
- Ample on-site parking and yard/loading



403.930.8180



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#300 222 58 Avenue SW
Calgary, AB | T2H 2S3

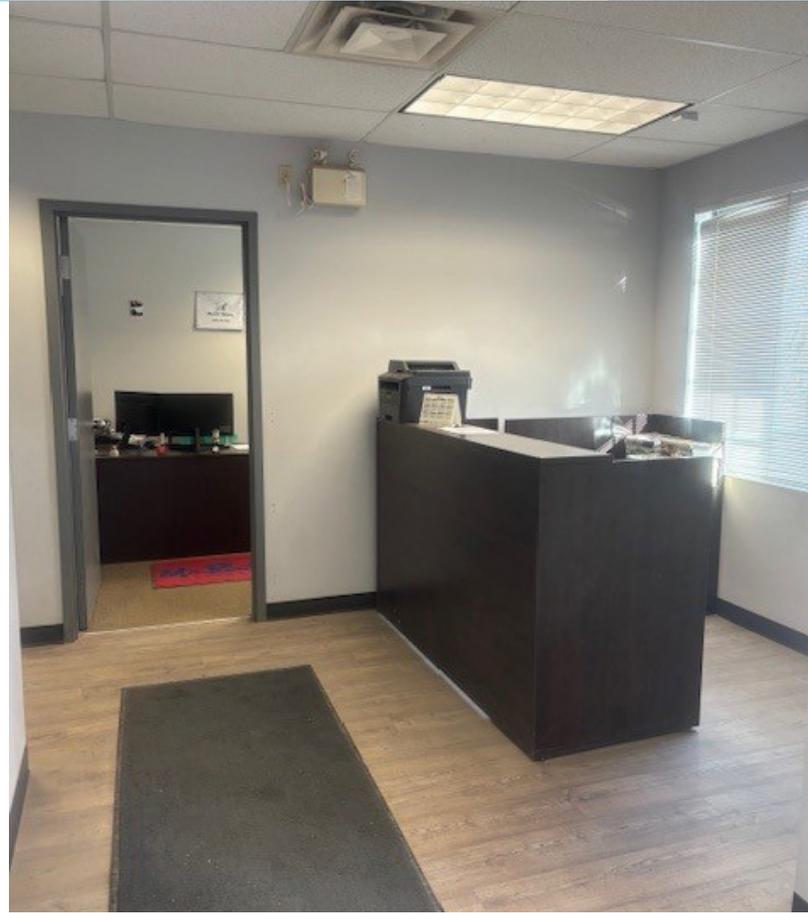


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SUBLEASE

Industrial Bay in Highfield

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR SUBLEASE

Industrial Bay in Highfield

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 5045 13 Street SE, Calgary, AB

Size: 5,008 Sq. Ft. (+/-)

Lot Size: 4,000 Sq. Ft. (+/-)

Mezzanine: 550 Sq. Ft. (+/-)

Zoning: I-G

Parking: 5 assigned

Heating: Gas fired heaters in shop 2

Ceiling Height: 17.5'

Loading: One 12'x14' Drive-In

Possession: June 1, 2026

\$\$\$

Lease Rate: \$12.75/Sq. Ft.

Op Costs: \$8.15/Sq. Ft.

Contact

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Senior Associate

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