

FOR LEASE

3,191 SF OFFICE/WAREHOUSE



BAY 18

21 HIGHFIELD CIRCLE SE

CALGARY, AB



Lead Agents:

BRAD PILLING

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PROPERTY DETAILS

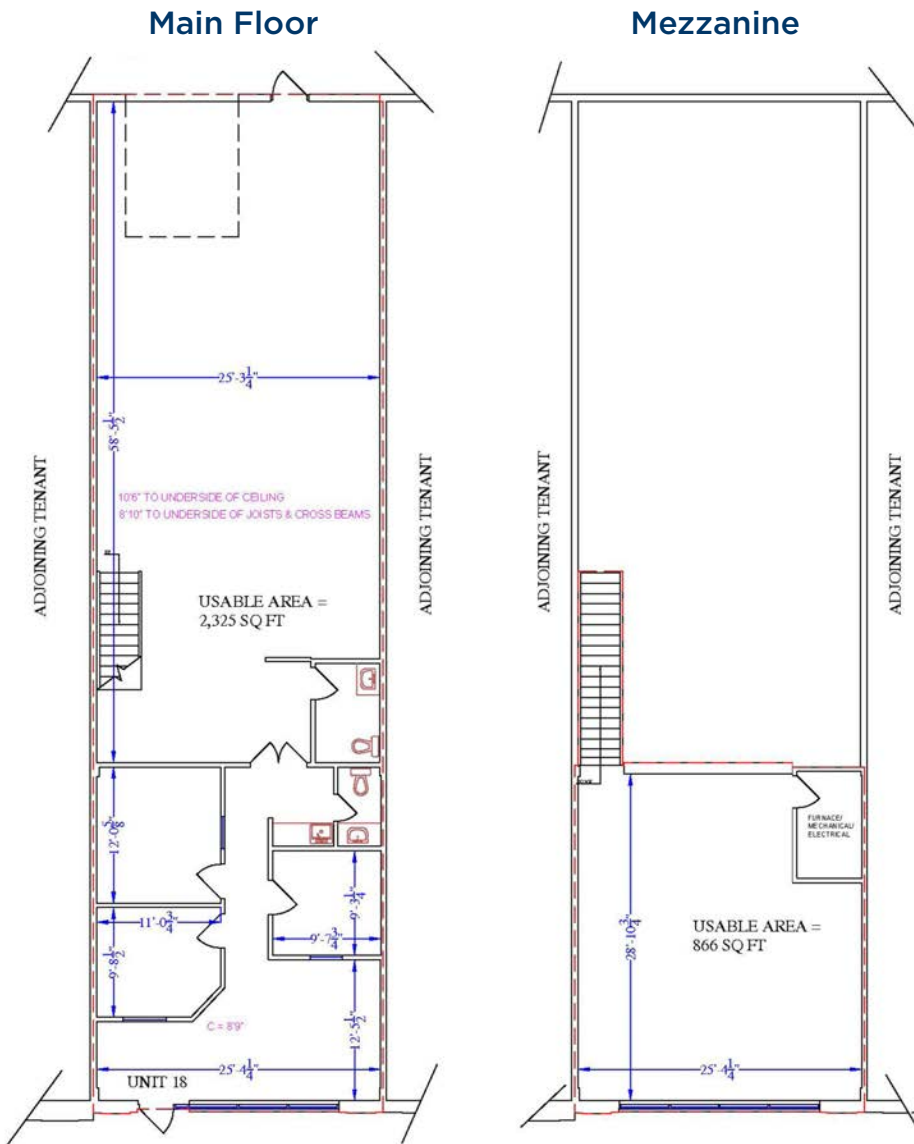
District:	Highfield
Available Area:	± 3,191 sf
Office Area:	±925 sf
Warehouse Area:	±1,400 sf
Mezzanine Area:	±866 sf
Loading:	1 (10' x 12') drive-in door
Ceiling Height:	22' clear
Power:	100A, 3 phase (TBV)
Heating:	Forced air units in warehouse; RTUs in office
Zoning:	I-G (Industrial General)
Lease Rate:	\$15.00 psf
Op. Costs (2024 est.):	\$7.25 psf
Available:	Immediately

Highlights

- Central location
- Fully sprinklered
- 4 reserved parking stalls
- Telus fibre optic available
- Pre-cast construction
- Good access onto Blackfoot and Macleod Trail
- Close proximity to 39th Avenue LRT station



FLOOR PLAN

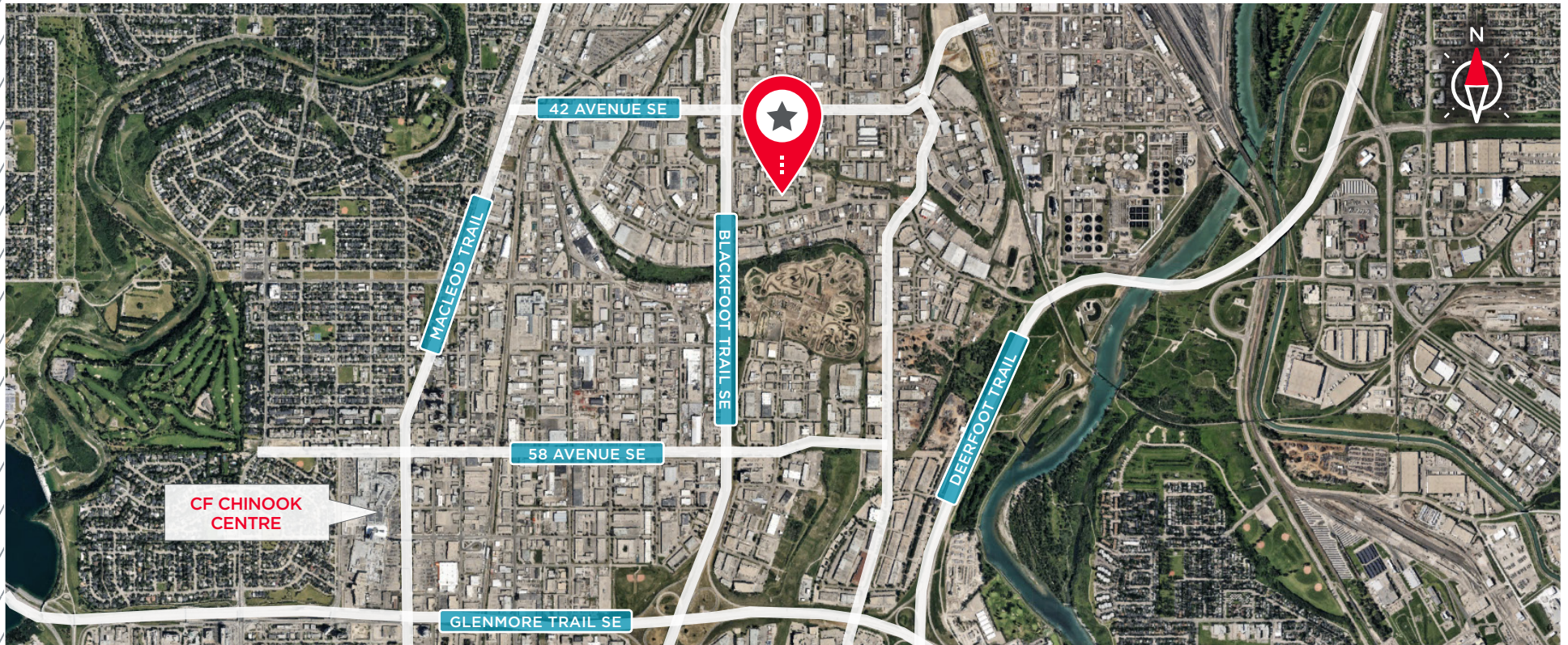


*Not to scale, not exactly as shown.



Warehouse

LOCATION MAP



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