



High Quality Industrial / Flex Bay

Highfield Industrial

SPACE HIGHLIGHTS

- » Located at 1259 Highfield Crescent SE, this well-appointed industrial bay offers a functional mix of warehouse space and quality built-out office area in Calgary's Highfield Industrial district.
- » The premises includes a clean and efficient layout, with improved office/showroom areas and functional mezzanine component that can support a variety of operational needs.
- » Unit includes a make-up air system installed in accordance with City of Calgary requirements.
- » With ±2,950 SF total area, I-C zoning, and convenient access to Blackfoot Trail SE, Deerfoot Trail SE, and Macleod Trail, the property is well suited for a range of industrial and commercial users.
- » Ample on-site parking and straightforward ingress/egress provide convenience for staff and visitors, while the central southeast location offers excellent connectivity across Calgary.

LEASE DETAILS

ZONING	I-C Industrial - Commercial
TOTAL SIZE	±2,950 SF
MAIN FLOOR	±2,617 SF
MEZZANINE	±333 SF
LEASE RATE	Market
OP COST	\$7.24 PSF
POWER	200 Amp (TBV)
CELLING HEIGHT	22' (TBV)
PARKING	Ample
AVAILABLE	30 days notice
TERM	Please contact

April 1, 2026

For more information,
please contact:



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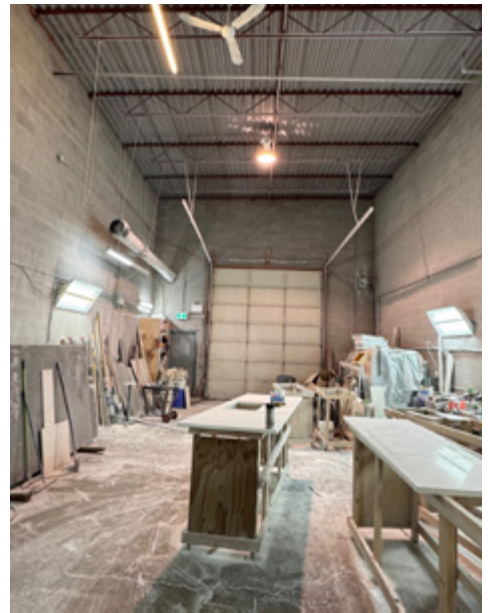
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PROPERTY LOCATION



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