



# Prime Warehouse Space for Lease

## PROPERTY 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 property provides competitive operating costs and negotiable lease terms.

## LEASE DETAILS

COMMUNITY	Highfield
ZONING	I-G (Industrial - General)
AVAILABLE AREA	±5,712 SF Total
LOADING	1 Dock Door (8'W x 10"H)
CEILING HEIGHT	13' Clear
PARKING	Scramble
OP COSTS	\$6.75 PSF (2026) (Inclusive of Utilities)
LEASE RATE	\$10.00
LEASE TERM	Negotiable
AVAILABLE	Immediately

May 22, 2026

For more information,  
please contact:

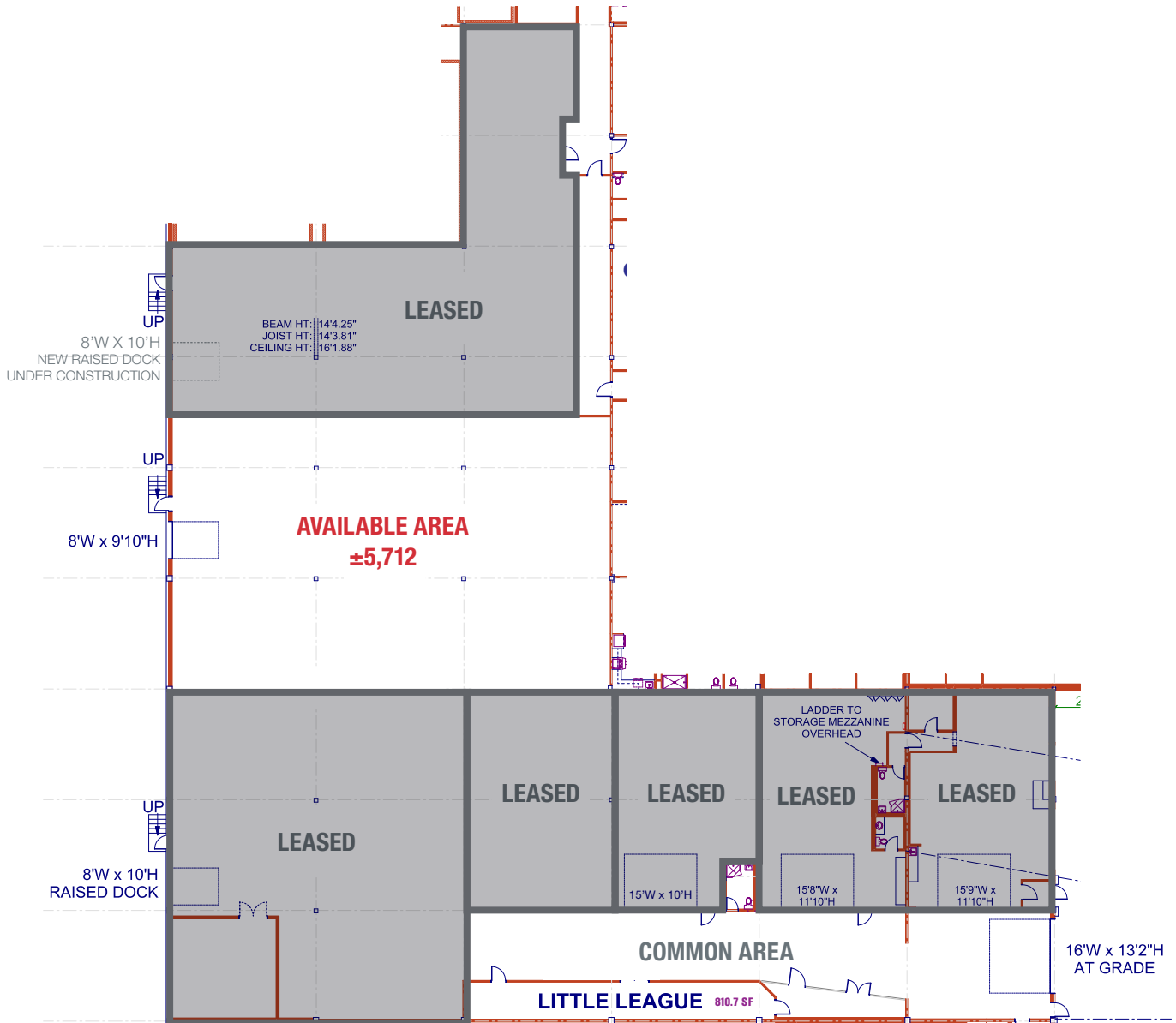


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**PROPERTY FLOOR PLAN**



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**PROPERTY LOCATION**



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**PROPERTY PHOTOS**



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