



For Lease

Highfield Industrial / Flex Warehouse Unit

±10,895 SF Flex Warehouse / Showroom | Unit 2, 3636 7th Street SE

PROPERTY HIGHLIGHTS

- » Industrial/commercial building with upgraded power infrastructure. Ideal for a range of users including light manufacturing, flex, and showroom.
- » Flexible zoning and layout suitable for tenants in industrial, logistics, or clean tech sectors.
- » Open warehouse with updates to washrooms and kitchenette.
- » Ample on-site parking plus secured outdoor storage at the rear of the building.
- » Strategically located in Calgary's central southeast industrial corridor, offering direct access to downtown and scenic views of Stampede Park.
- » Proximity to major transportation routes such as Blackfoot Trail, Deerfoot Trail, and Macleod Trail ensures efficient logistics and commuter access.

For more info,
please contact:



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LEASE DETAILS

UNIT SIZE	±10,895 SF	LOADING	1 Ramped Drive-In (10' x 10')
COMMUNITY	Highfield Industrial Park	CEILING HEIGHT	14' Clear
ZONING	I-G (Industrial General)	LEASE RATE	Market
PARKING	Ample	OP COSTS	\$6.48 PSF
POWER	120/208 V; 200 amp; 3 ph.	LEASE TERM	5 years

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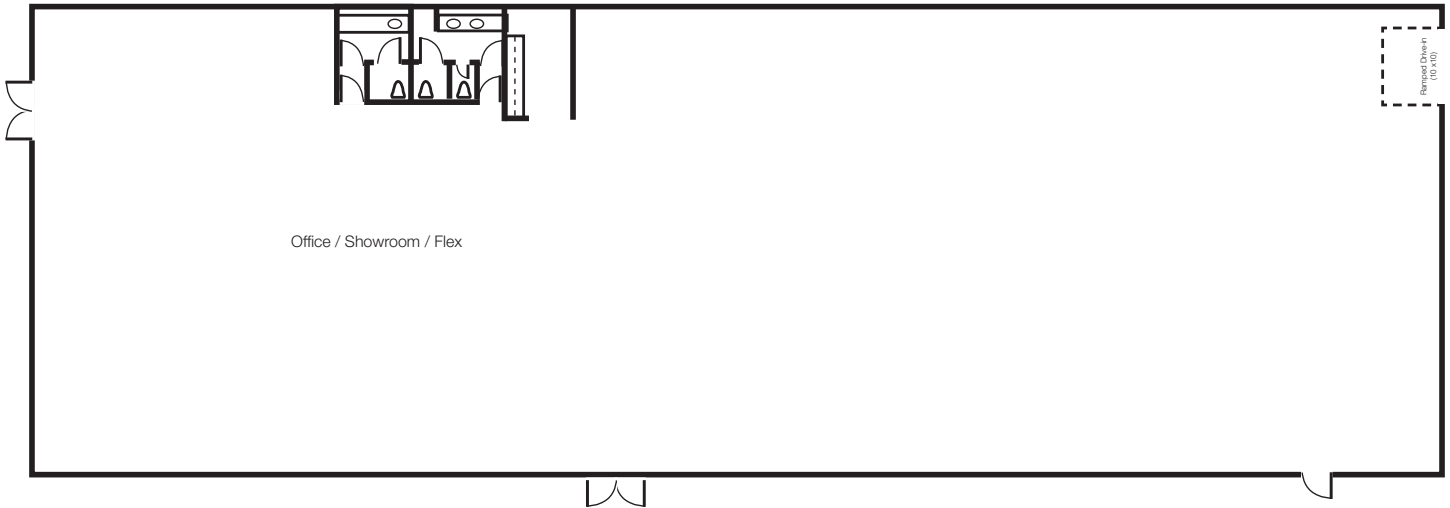


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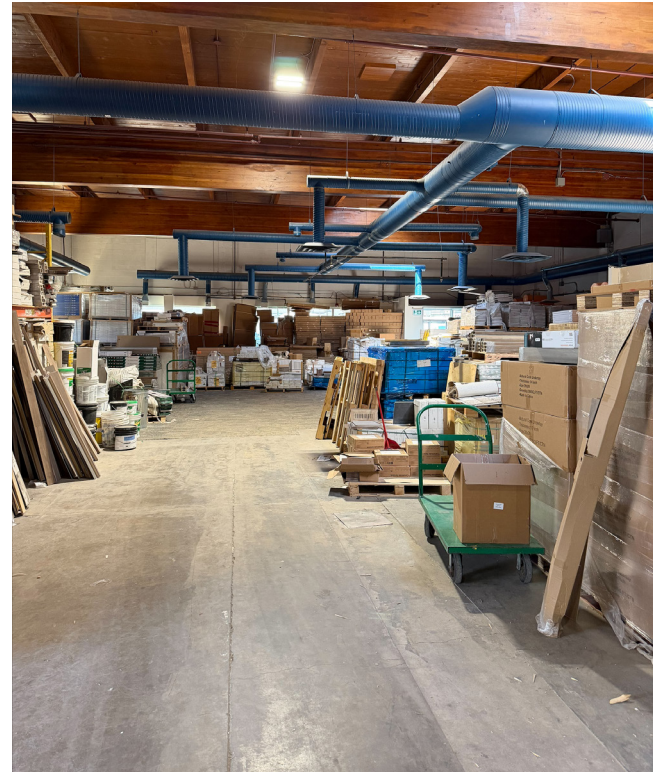


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FLOOR PLAN



PROPERTY PHOTOS



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