

# FOR SUBLEASE

5030 – 13 Street SE, Bay 15  
Highfield Industrial Park, Calgary, AB



DEVENCORE

## SMALL SOUTH CENTRAL BAY OPPORTUNITY



### PROPERTY DETAILS

- **Zoning:** Industrial General (I-G)
- **Size:** Office: ± 825 SF  
Warehouse: ± 2,343 SF  
Total: ± 3,168 SF
- **Loading:** 1 Drive-in (12'x14')
- **Clear Height:** 18 Ft. clear
- **Power:** 225 Amps @ 120/240 Volt, 3 Phase
- **Parking:** 3 stalls at front  
Additional parking at back
- **Sublease Rate:** \$9.50 PSF
- **Operating Costs (Est. 2020):** \$5.32 PSF
- **Sublease Term:** May 30th, 2022
- **Availability:** 30 – 60 Days  
\*From Unconditional Acceptance

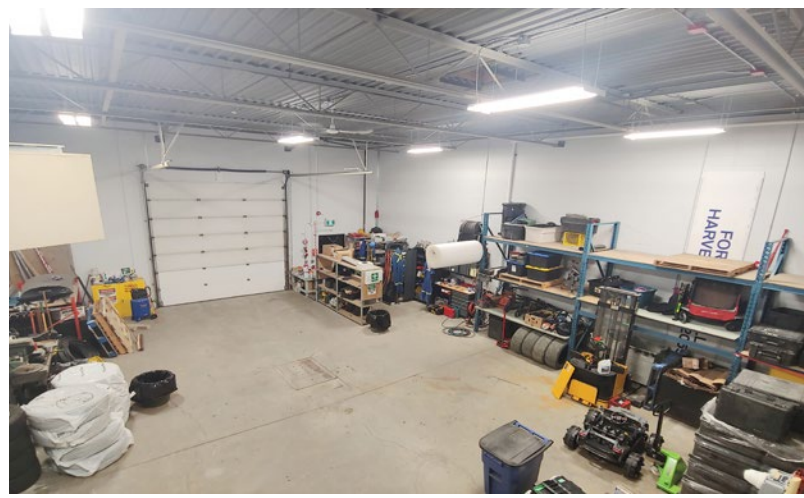
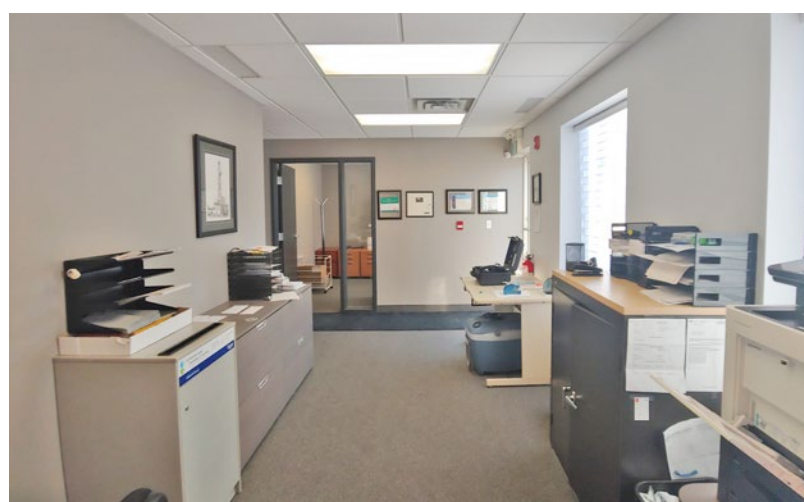
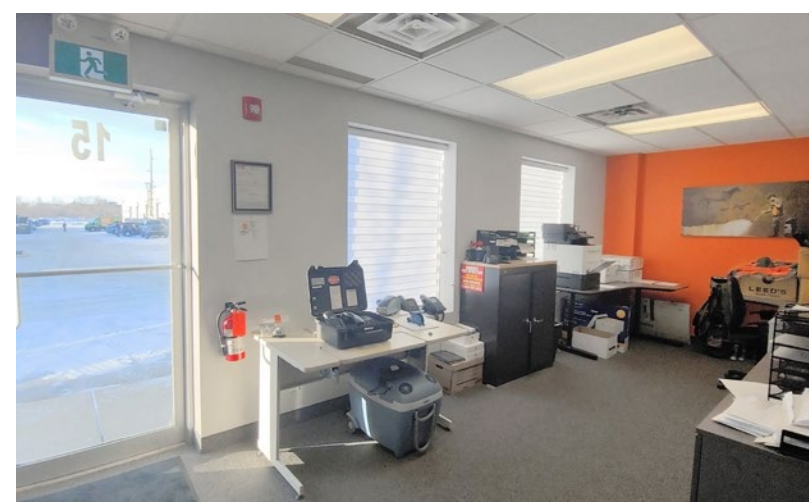
### COMMENTS

- Rare small bay in Highfield Industrial Park
- Quality office layout includes two private offices (12' x 12') with glass panels; small open office area for 2-3 staff; washrooms & kitchen nook
- Sump in warehouse
- 3 stalls at front and additional park at back of unit (width of unit)
- Great central location with access to Glenmore Trail, Blackfoot Trail, Deerfoot Trail, and MacLeod Trail SE.
- Headlease available

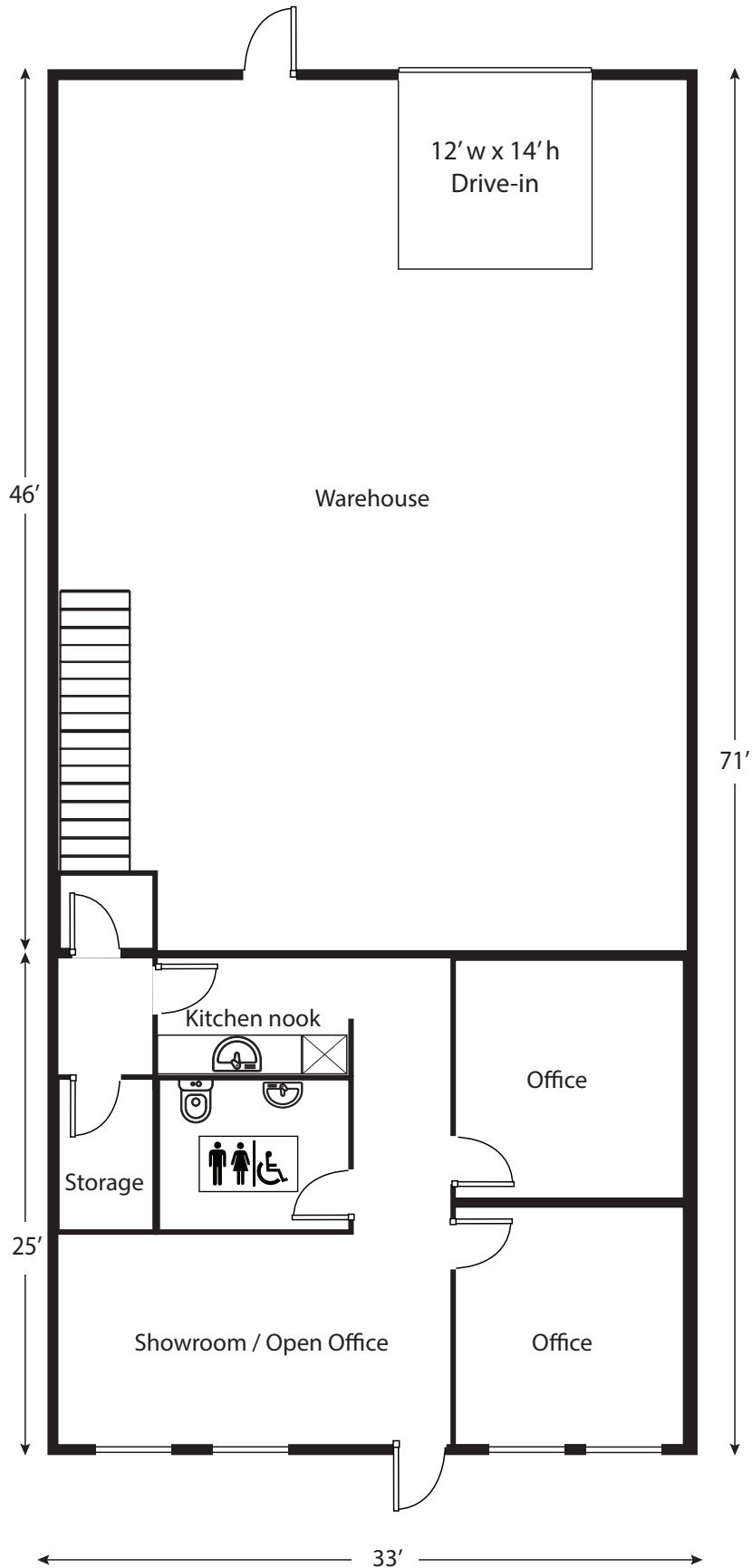
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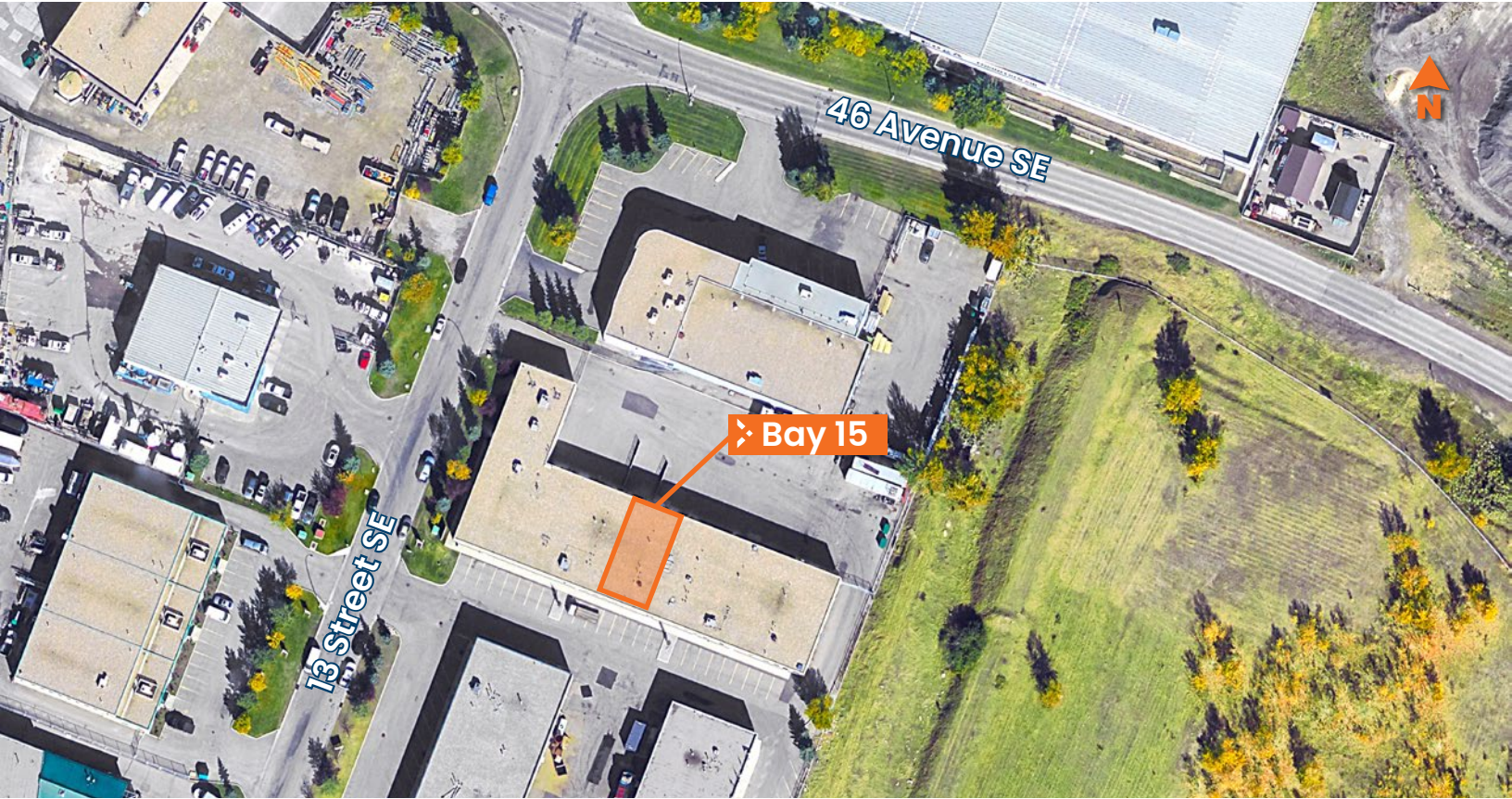
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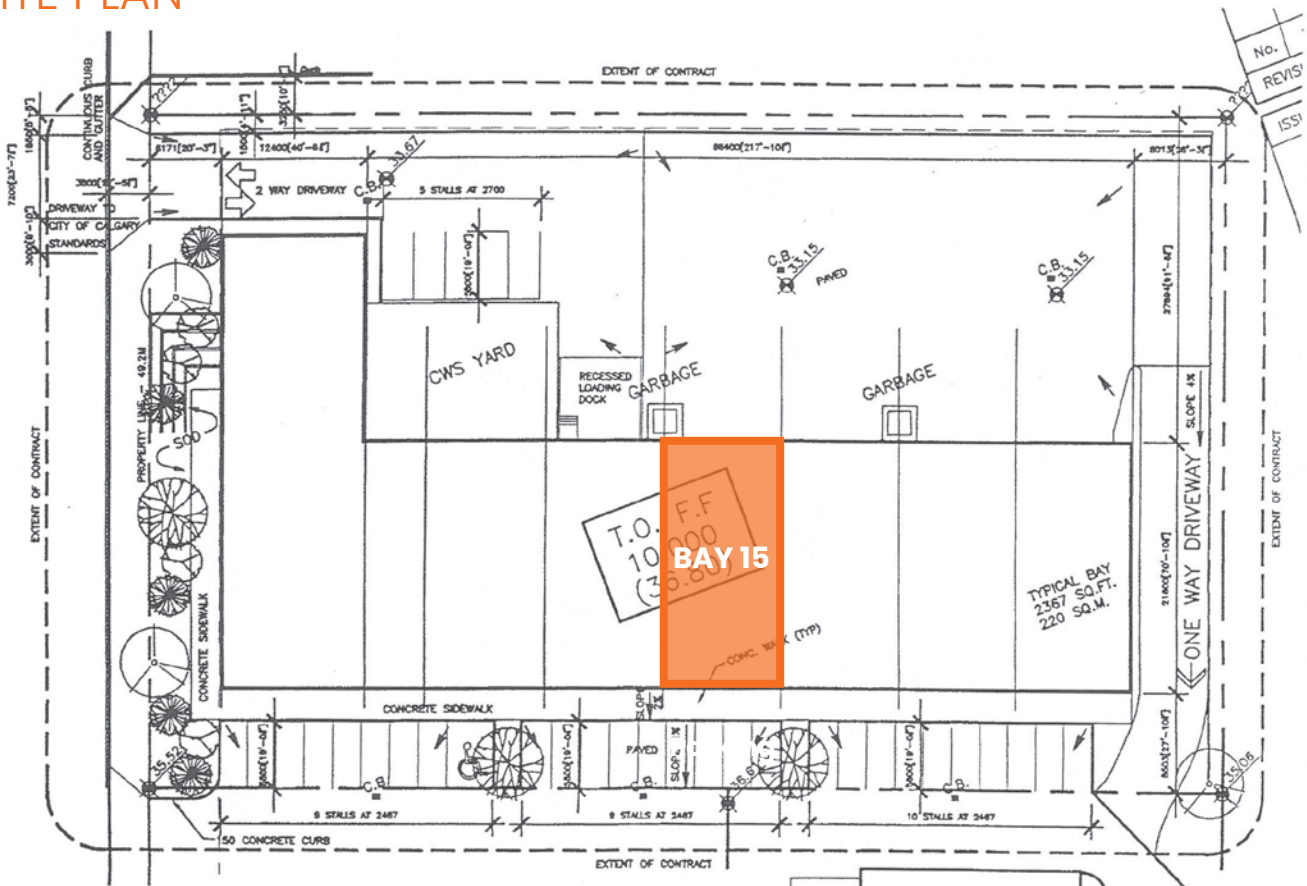
# FLOOR PLAN

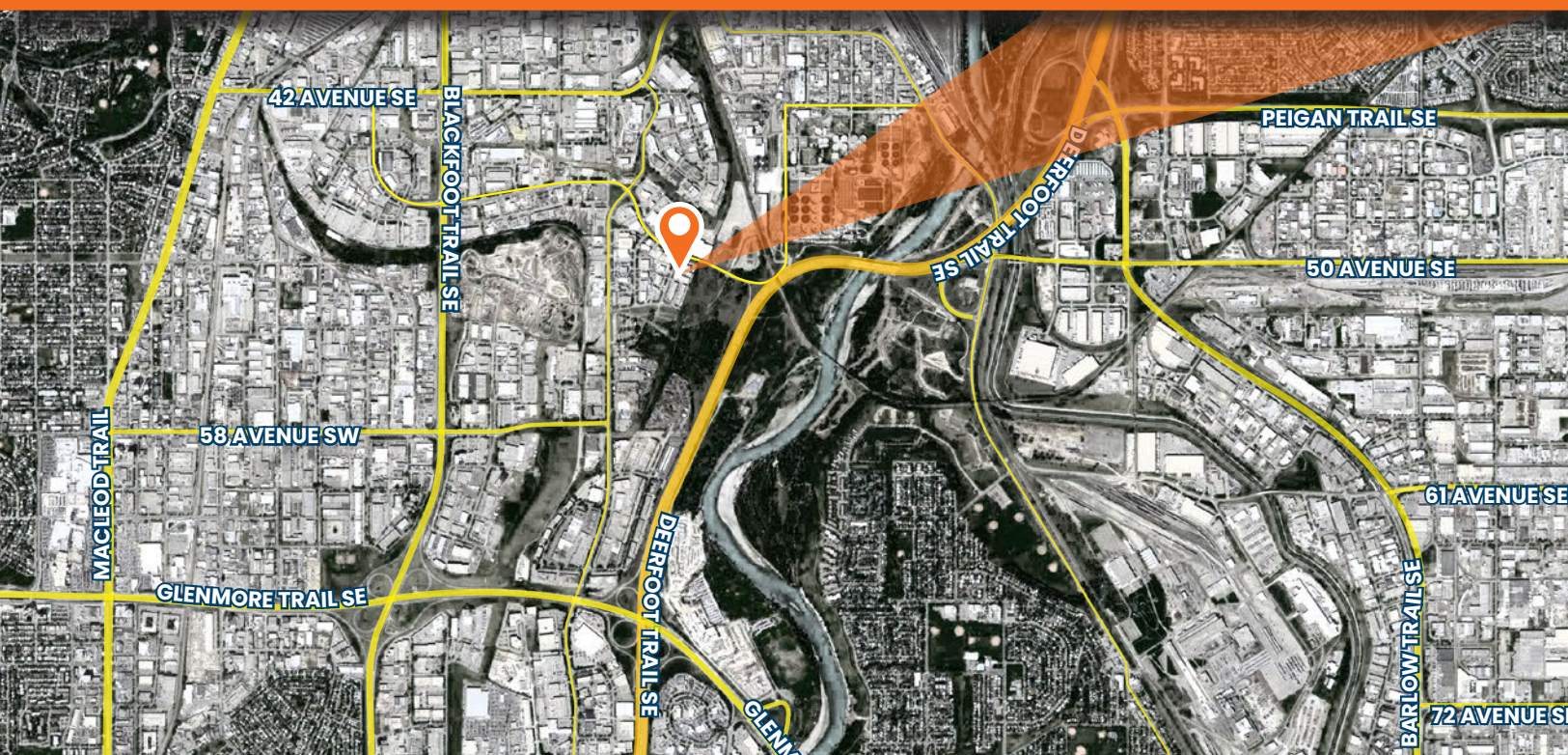
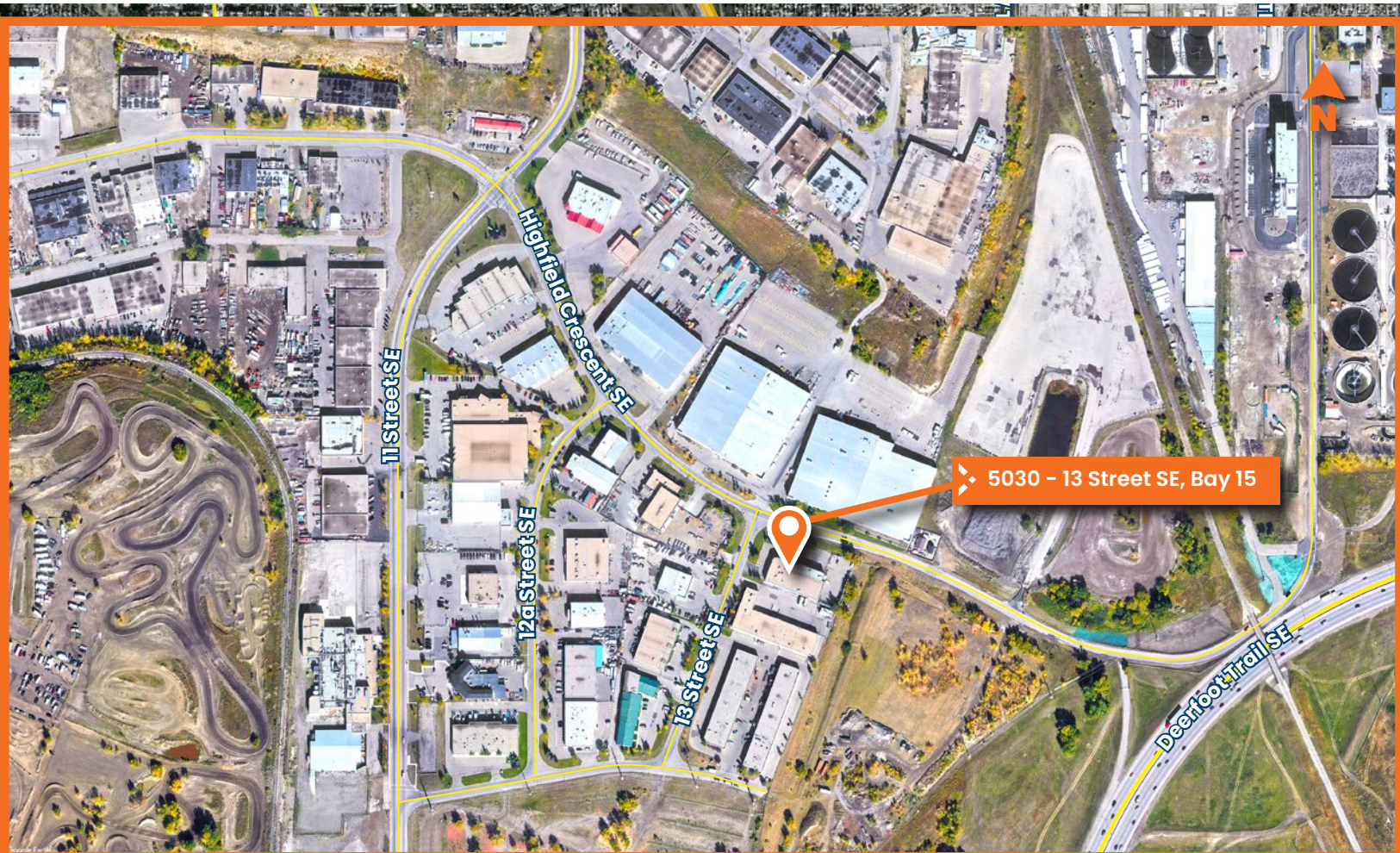


\*Floor plan not to scale and measurements are not entirely accurate; illustration purposes only.




## SITE PLAN





The above particulars are submitted to the best of our knowledge and are subject to change without notice. Devencore (Alberta) Ltd. does not assume responsibility for any errors or omissions. **Devencore (Alberta) Ltd.**

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