

FOR LEASE



5040 - 12A Street SE, Unit 120, Calgary, AB

3,084 square feet



Centrally located
small bay



Drive-in
Loading



Fully furnished
office space

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PROPERTY DETAILS

AVAILABLE AREA:

Office (main floor):	+/- 1,657 sq. ft.
Warehouse:	+/- 1,427 sq. ft.
Total:	+/- 3,084 sq. ft.

NET LEASE RATE:

\$18.00 per sq. ft. per annum
(with escalations)

OPERATING COSTS:

\$10.47 per sq. ft. per annum

AVAILABLE:

August 1st, 2026

DISTRICT:

Highfield Industrial

ZONING:

IG (Industrial General)

YEAR BUILT:

1997

CEILING HEIGHT:

24' clear in warehouse

ELECTRICAL:

200 amp, 120/208 volt, 3 phase

HVAC:

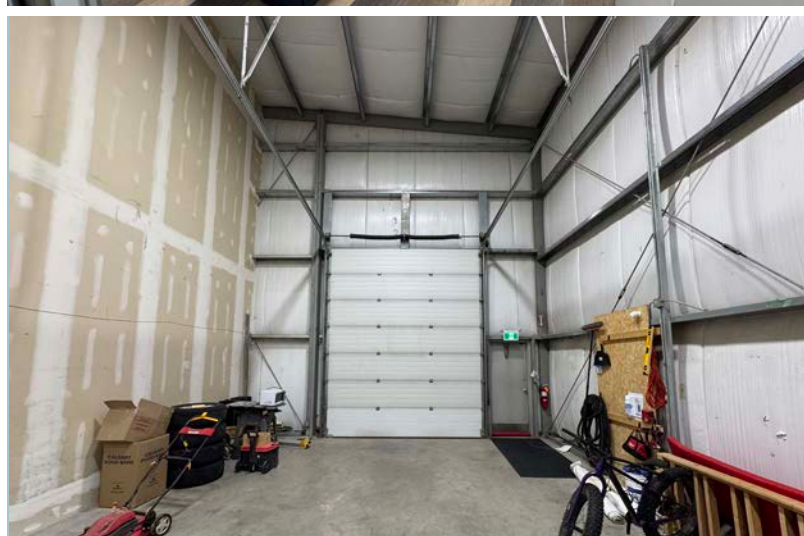
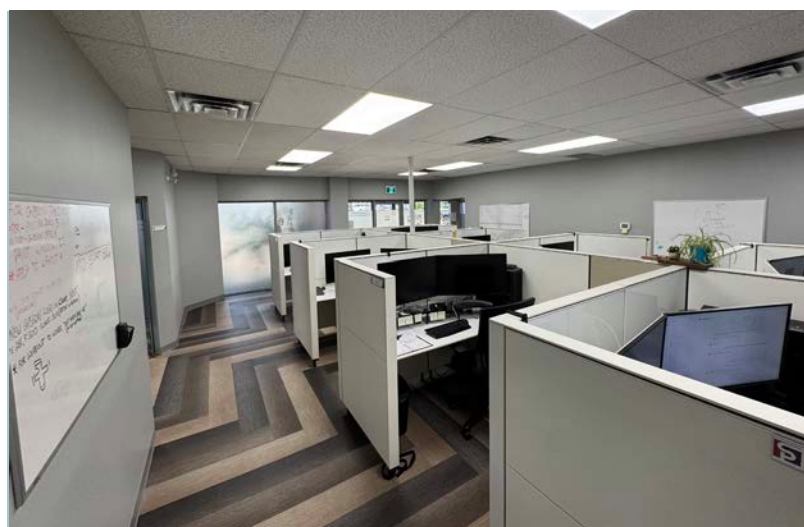
Forced air furnace in office with A/C
Overhead unit heater in warehouse

LOADING:

1 - 10' x 14' drive-in door

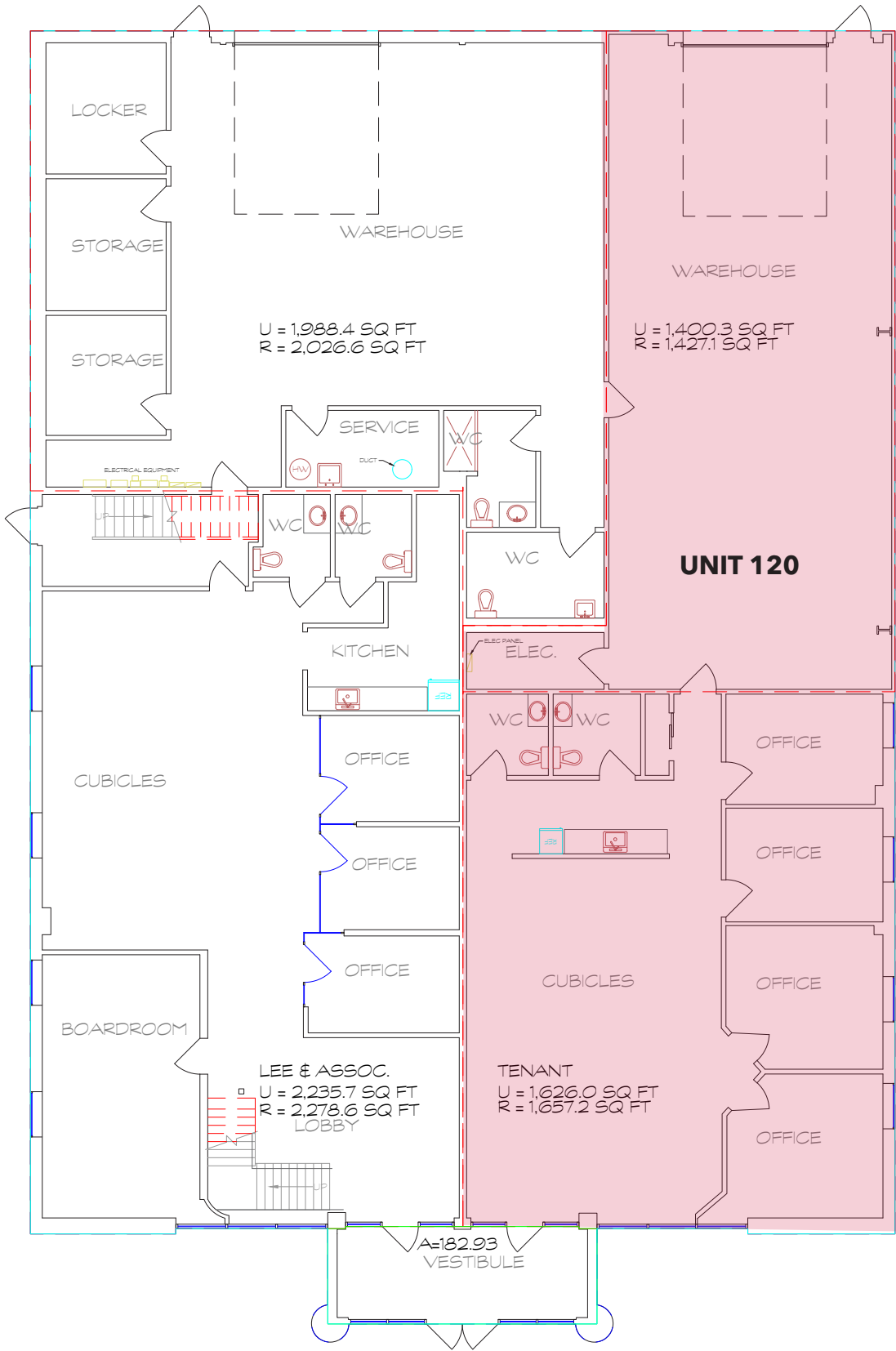
COMMENTS:

- > 8 designated parking stalls free of charge
- > LED lighting in warehouse
- > All office furniture included
- > Rare centrally located office/warehouse space

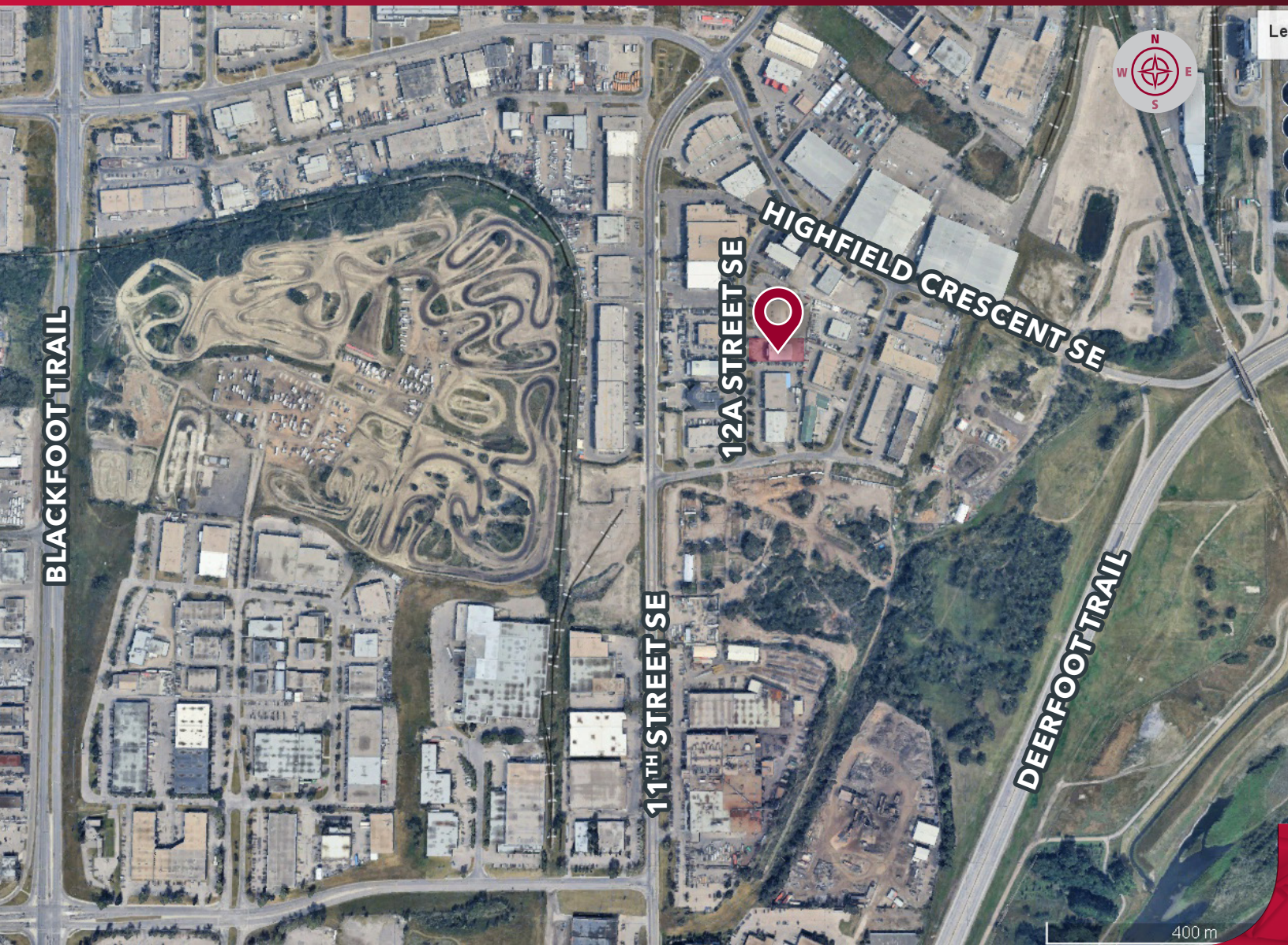


FLOOR PLAN

BOUNDARY= 7,433.3 SQ.FT. + 2,279.94 = 9,713.2 SQ FT



LOCATION



CONTACT US



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