

FROM ± 3,130 SF AND UP TO ± 8,170 SF
MULTIPLE SIZE OPTIONS AVAILABLE



FOR SUBLEASE | 1315 Hastings Crescent SE
Highfield Industrial, Calgary, AB

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FOR SUBLEASE | 1315 Hasting Crescent SE

PROPERTY DETAILS

• BAYS AVAILABLE

• BAY 1315A	Office:	± 1,570 SF
	Warehouse:	± 1,560 SF
	Total:	± 3,130 SF
• BAY 1315	Office:	± 1,597 SF
	Warehouse:	± 3,443 SF
	Total:	± 5,040 SF
• BAY 1315A & BAY 1315	Office:	± 3,167 SF
	Warehouse:	± 5,003 SF
	Total:	± 8,170 SF

• **ZONING:** Industrial General (I-G)

• **DISTRICT:** Highfield Industrial Park

• **LOADING:** 3 Drive-in (12' x 14')
1 Drive-in (14' x 14')

• **CLEAR HEIGHT:** ± 15'

• **POWER:** Various service to each bay

• **SUBLEASE RATE:** \$9.00 PSF

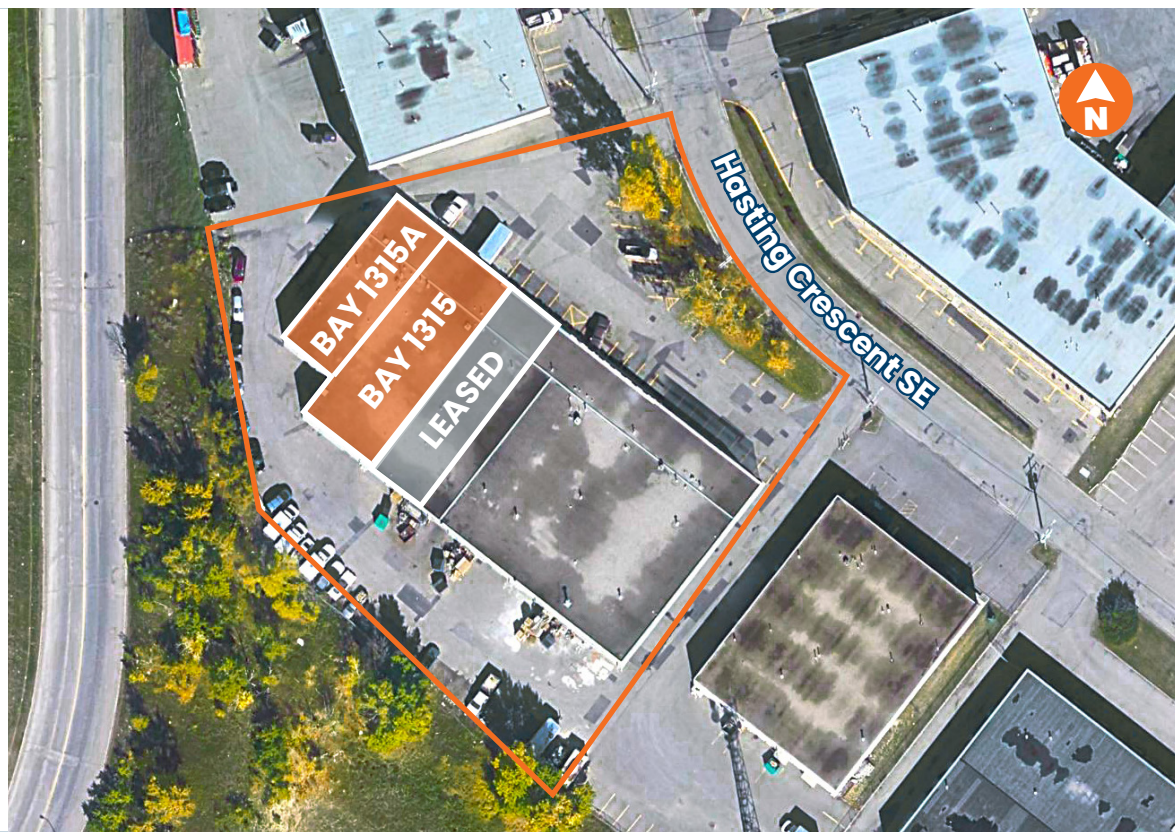
• **ADDITIONAL COSTS :** Op. Costs: \$2.39 PSF
(EST. 2021) Taxes: \$2.69 PSF
Total: \$5.08 PSF

• **SUBLEASE EXPIRY:** December 30, 2023

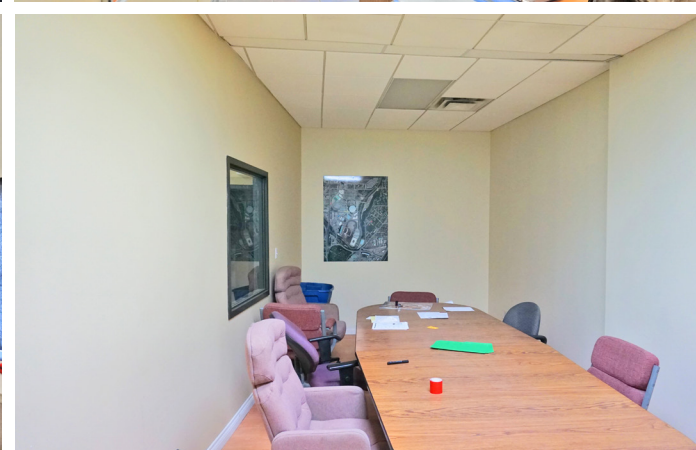
• **AVAILABILITY:** 30 - 45 Days from Unconditional Deal

COMMENTS

- Clean small bays located in South Central district of Highfield
- Currently being used for vehicle fleet storage and light service
- Up to 8,170 SF available with two size options
- Paved, fully fenced shared yard area
- Close proximity to Blackfoot Trail SE and Glenmore Trail SE



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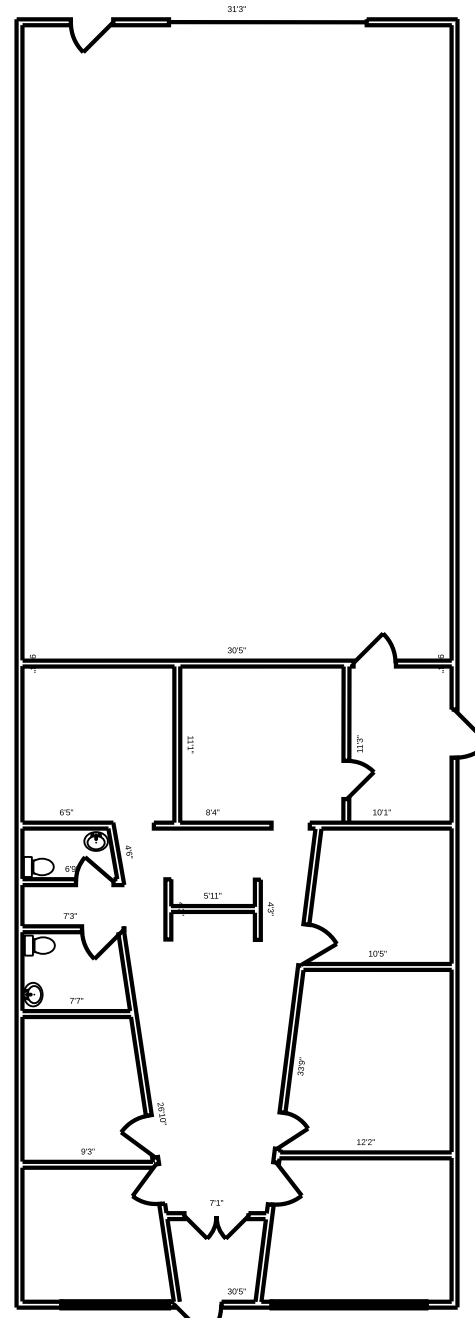
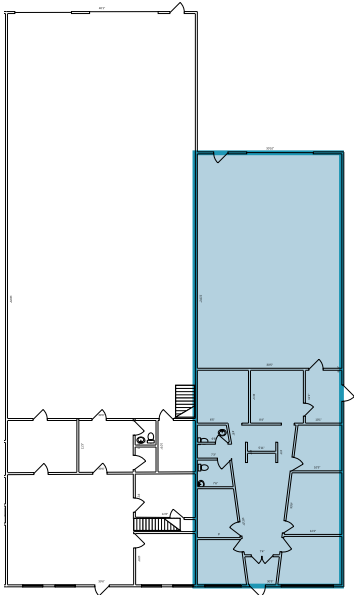


PROPERTY DETAILS

- Size Breakdown:

Office:	±1,570 SF
Warehouse:	±1,560 SF
Total:	± 3,130 SF

• Loading:	1 Drive-in (12' x 14')
• Clear Height:	± 15'
• Power:	100 Amps @ 120 / 208 V (TBV)
• Sump:	No
• Sublease Rate:	\$9.00 PSF
• Operating Cost:	\$5.08 PSF (Est. 2021)
• Availability:	30 - 45 Days from unconditional deal

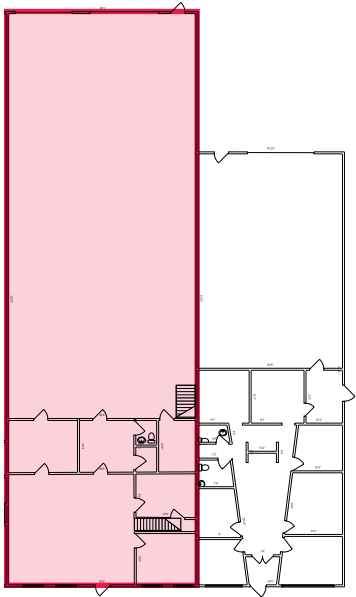


PROPERTY DETAILS

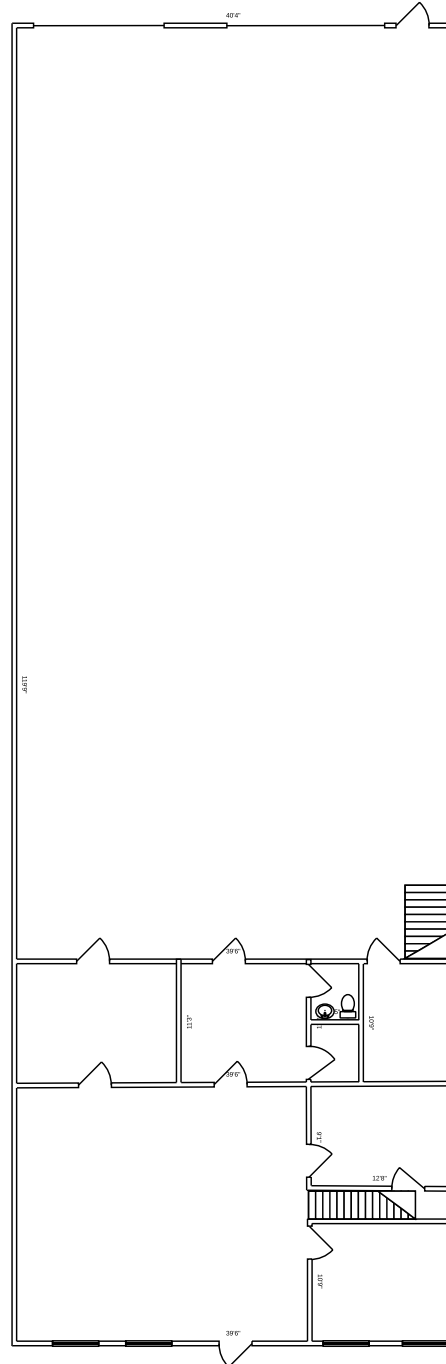
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Office:	±1,597 SF
Warehouse:	±3,443 SF
Total:	± 5,040 SF

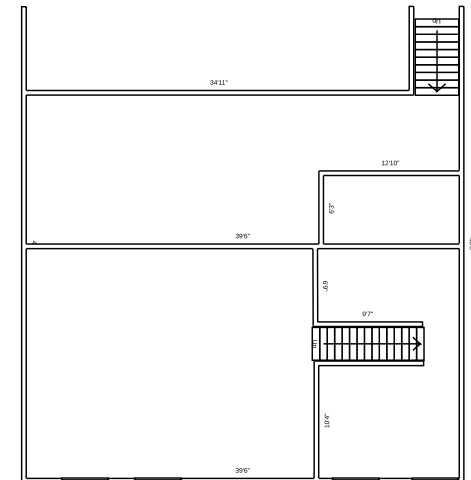
- Loading: 1 Drive-in (12' x 14')
1 Drive-in (14' x 14')
- Clear Height: ± 15'
- Power: 100 Amps @ 120 / 240 V (TBV)
- Sump: No
- Sublease Rate: \$9.00 PSF
- Operating Cost: \$5.08 PSF (Est. 2021)
- Availability: 30 - 45 Days from unconditional deal



Main Floor Plan



Mezzanine Plan



BAY 1315A & BAY 1315 | ± 8,170 SF

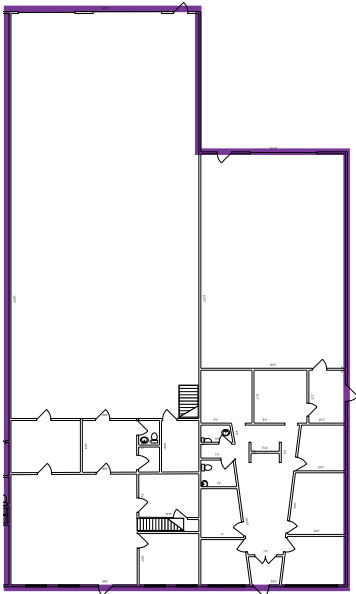
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PROPERTY DETAILS

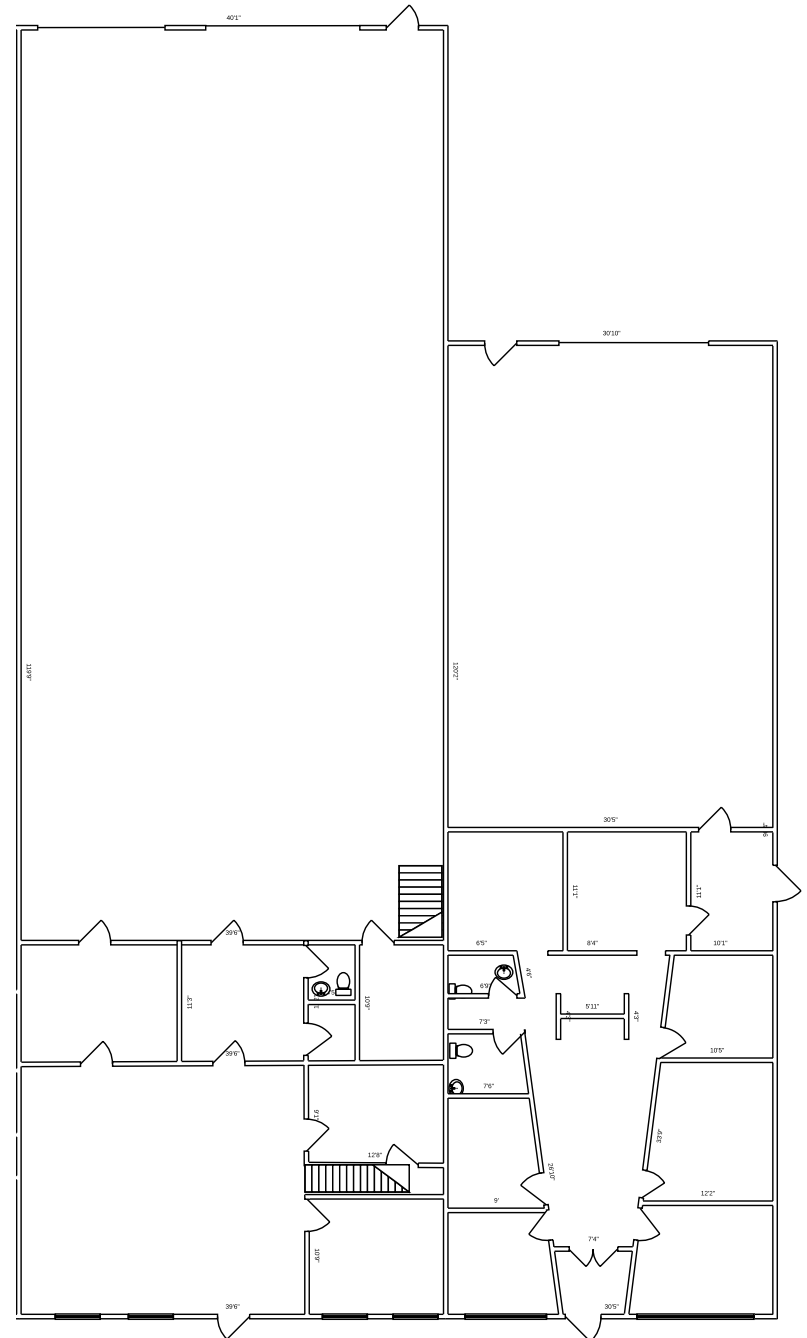
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Office: ±3,167 SF
 Warehouse: ±5,003 SF
 Total: ± 8,170 SF

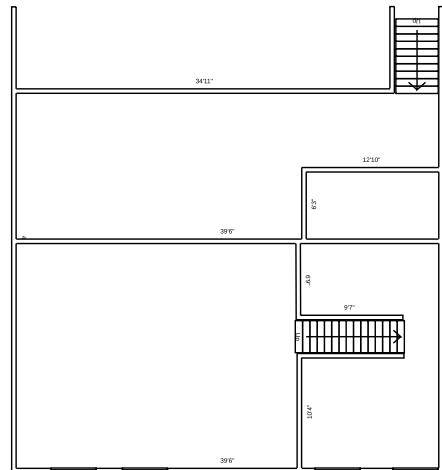
- Loading: 2 Drive-in (12' x 14')
- Clear Height: ± 15'
- Power: 200 Amps (TBV)
- Sump: No
- Sublease Rate: \$9.00 PSF
- Operating Cost: \$5.08 PSF (Est. 2021)
- Sublease Term: December 31, 2020
- Availability: 30 - 45 Days from Unconditional Deal



Main Floor Plan



Mezzanine Plan





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1315 Hasting Crescents SE



39 Avenue LRT Station

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