

4,390 SF.

Warehouse & Showroom
Drive-in Loading | End Unit



FOR LEASE | **Bay #6, 5608 BURBANK CRESCENT S.E.**
Calgary, AB

Lead Agent

Harvey Aronovich

Associate Vice President

| 403.560.2059 | harvey@cdnglobal.com |

Tate Aronovich

Associate

| 403.689.1079 | tate@cdnglobal.com |

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www.cdnglobal.com | 403.265.9966

FOR LEASE |

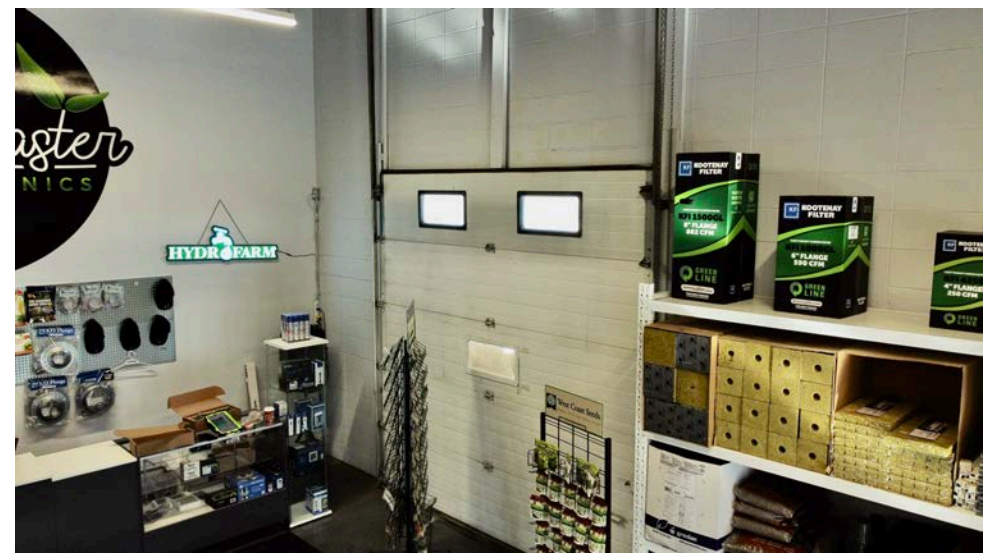
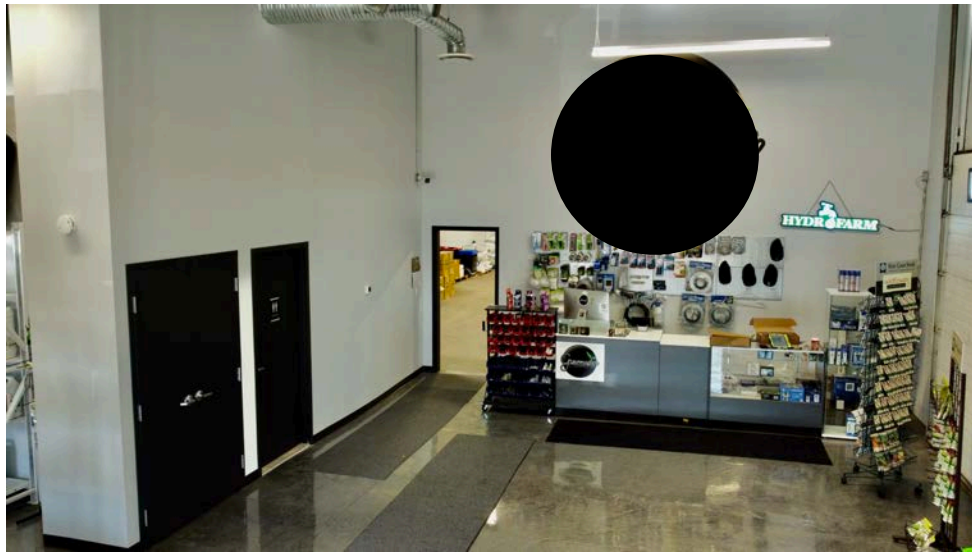
PROPERTY DETAILS

• DISTRICT:	Burns Industrial
• ZONING:	Industrial General (I-G)
• SIZE:	Showroom: 1,095 SF Warehouse: 3,295 SF Total: 4,390 SF
• LOADING:	(1) 12'x14' Drive In Door (1) 8' x 10' Drive In Door (At side of Showroom)
• CLEAR HEIGHT:	18'
• POWER:	100 Amp
• LEASE RATE:	\$11.00 PSF
• OPERATING COSTS (EST. 2022):	\$3.76 PSF
• AVAILABILITY:	30 Days

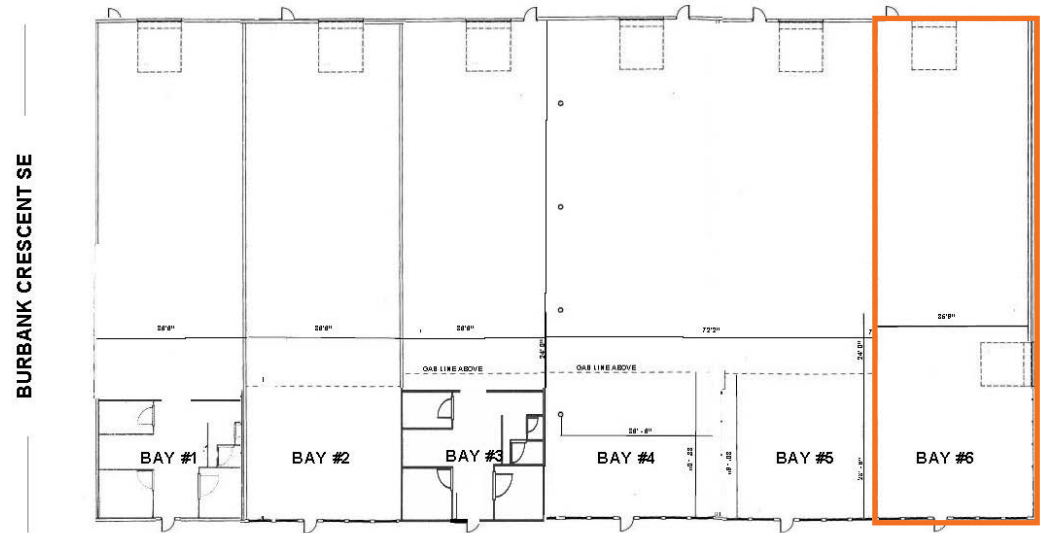
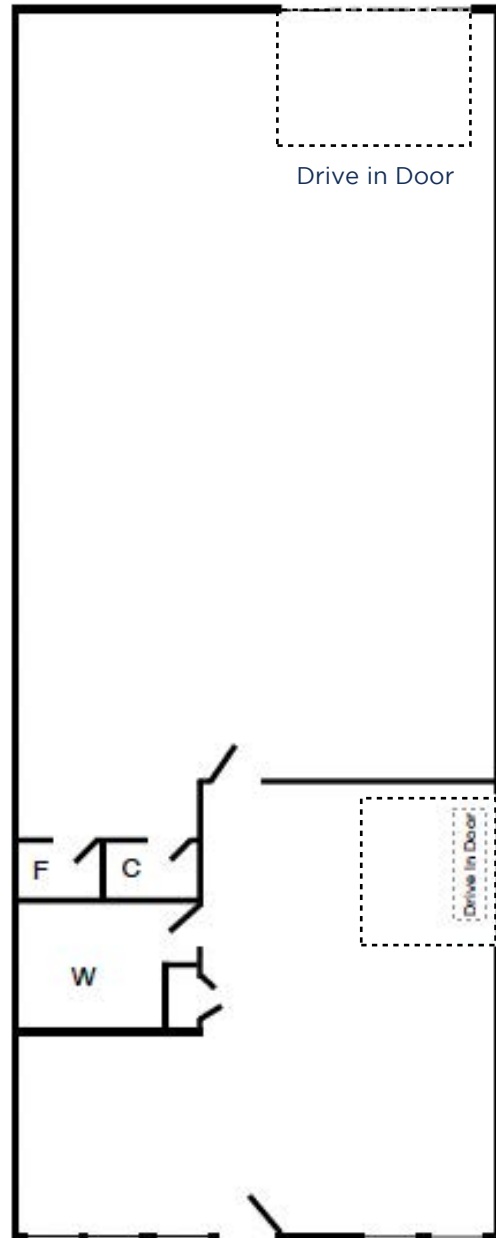
HIGHLIGHTS

- Open and bright showroom with newly painted walls in warehouse
- Wide Bay Width
- LED Lighting throughout
- End Unit with additional parking at the side
- Close Proximity to major routes (Blackfoot Trail, Deerfoot Trail and Glenmore Trail)





FLOOR PLAN



Parking

*Floor plan not to scale

DRIVING DISTANCE



- Deerfoot Trail NE 4 Mins
- Downtown Calgary 14 Mins
- YYC International Airport 25 Mins
- Stoney Trail NE 12 Mins



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