

CENTRAL LOCATION | SMALL BAY WITH DOCK LOADING



FOR LEASE | 6029 - 4 STREET S.E.
Calgary, AB

Lead Agent

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FOR LEASE |

PROPERTY DETAILS

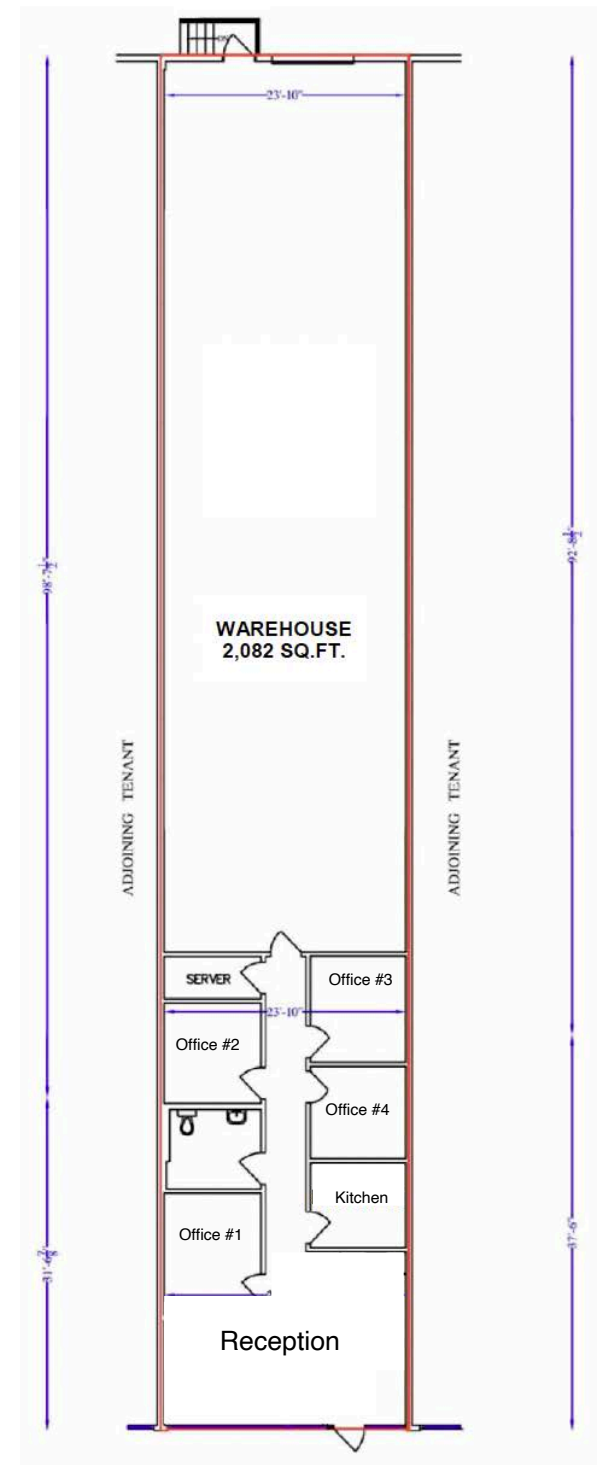
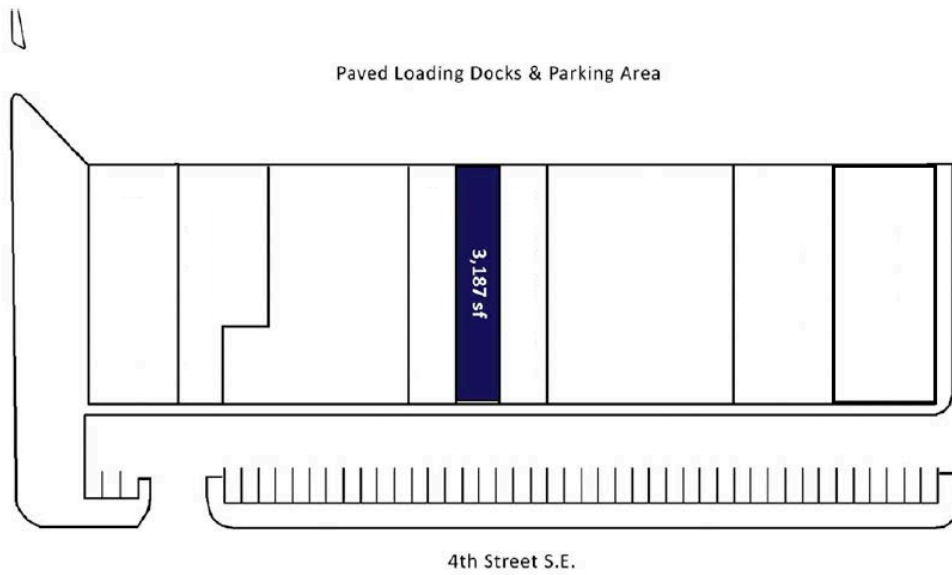
• DISTRICT:	Manchester Industrial
• ZONING:	Industrial General (I-G)
• SIZE:	Office: 1,105 SF <u>Warehouse:</u> 2,082 SF Total: 3,187 SF
• LOADING:	1 Dock (8'x9') Can accommodate 53' Trailers
• CLEAR HEIGHT:	16'
• POWER:	100 Amps @ 120/208 Volt
• LEASE RATE:	\$12.00 P.S.F
• OPERATING COSTS (EST. 2022):	\$5.21 P.S.F
• AVAILABILITY:	October 1, 2022

COMMENTS

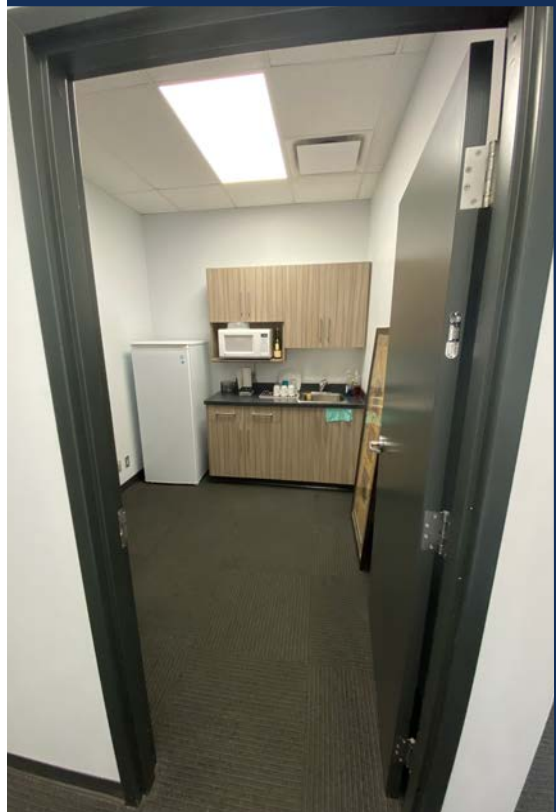
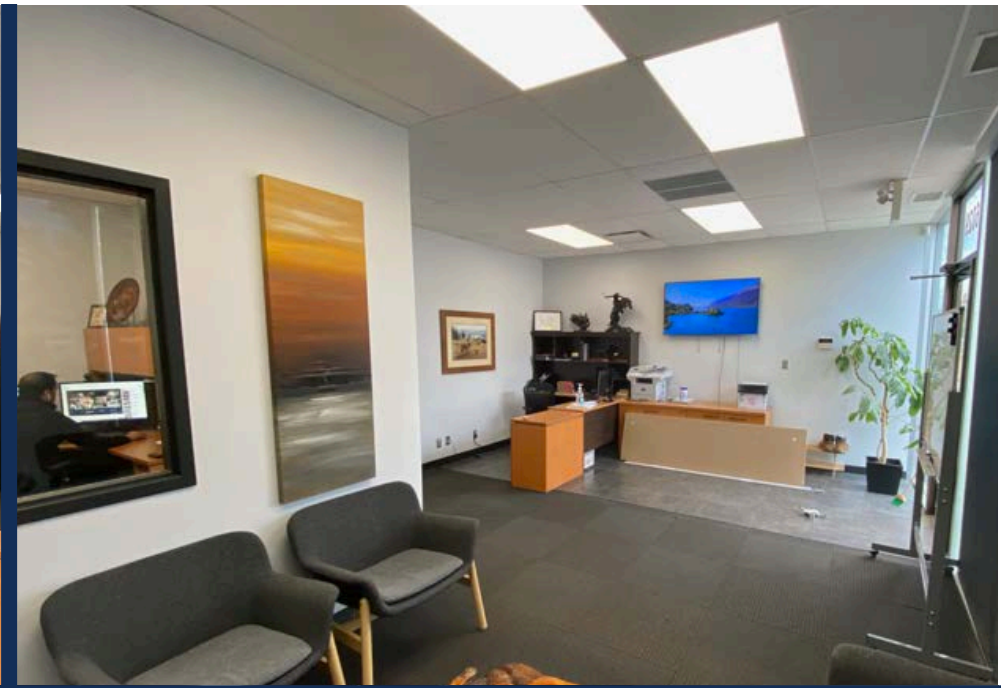
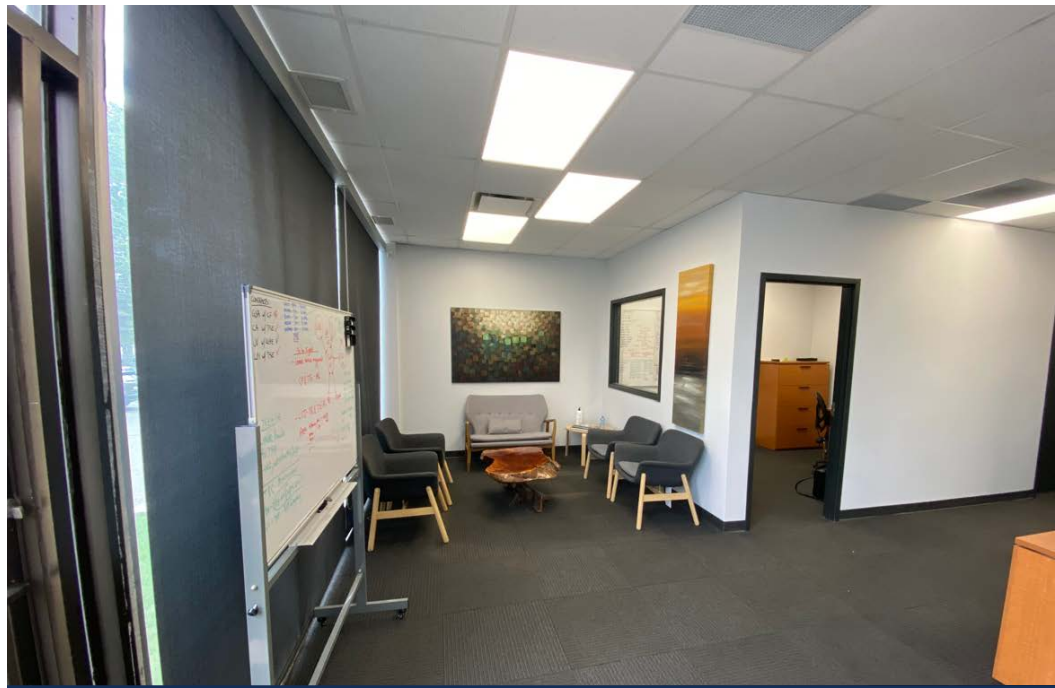
- Rare Small bay with Dock Loading
- Central location off 58 Ave S.E.
- Quick access to MacLeod Trail, Blackfoot Trail, Glenmore Trail and Deerfoot Trail
- Recent office upgrades
- Warehouse walls painted white with LED lights



FLOOR PLAN



*Floor plan not to scale



58 AVE



KENWORTH



FOR LEASE



4 STREET

BLACKFOOT TRAIL

GLENMORE TRAIL

DRIVING DISTANCE



Deerfoot Trail NE	4 Mins
Downtown Calgary	12 Mins
YYC International Airport	22 Mins
Stoney Trail NE	12 Mins

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