

FOR LEASE

**Bay #2 - 5622 Burbank Crescent S.E.
Calgary, AB**



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3,600 SF Bay

| Central Location with
Drive-in Loading

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PROPERTY DETAILS



PROPERTY OVERVIEW

Address: Bay #2, 5622 Burbank Crescent S.E.
District: Manchester Industrial
Zoning: Industrial General (I-G)
Square Footage: Total: 3,600 SF
Office: 1,116 SF
Warehouse: 2,484 SF
Bonus Mezzanine: 1,072 SF

PROPERTY HIGHLIGHTS

- Central location
- Quick access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail
- Ample parking
- Shared rear access with adjacent building
- Direct exposure to Blackfoot Trail

Clear Height: 16' (TBV)
Loading: 1 Drive-in (12'w x 14'h)
Power: 200 Amps @ 120/208 Volt (TBV)
Lease Rate: \$12.00 p.s.f. with escalation
Op Costs (est. 2024): \$4.98
Availability: Negotiable

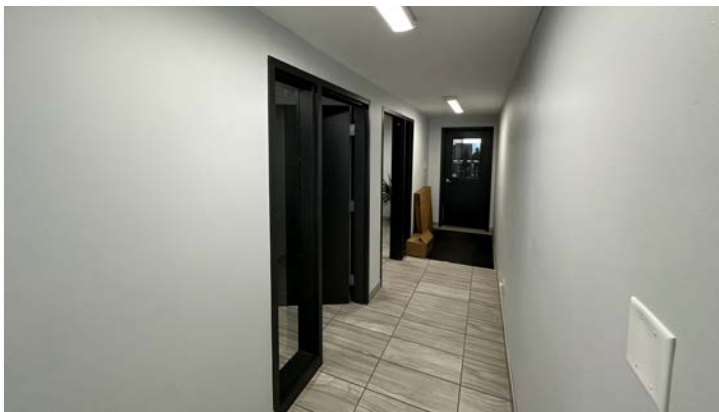
INTERIOR FEATURES



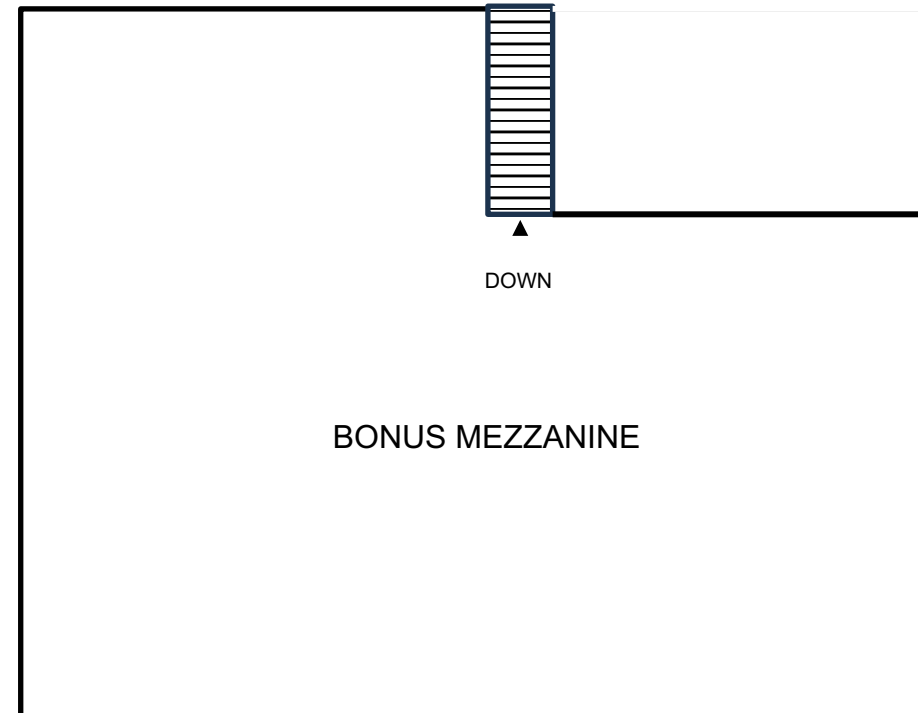
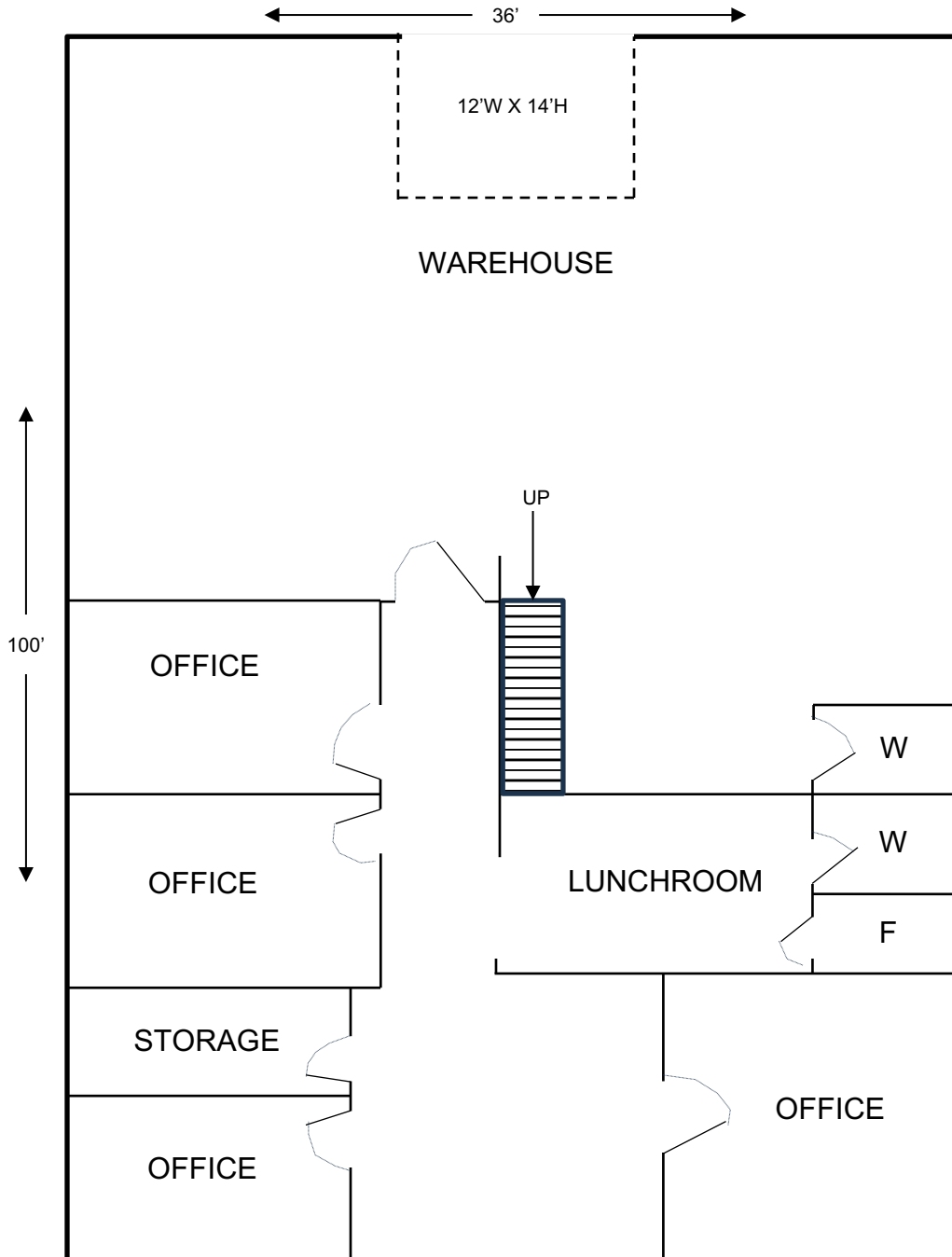
// 1 Drive-in Door, 12'W x 14'H
Bonus Mezzanine - 1,072 SF

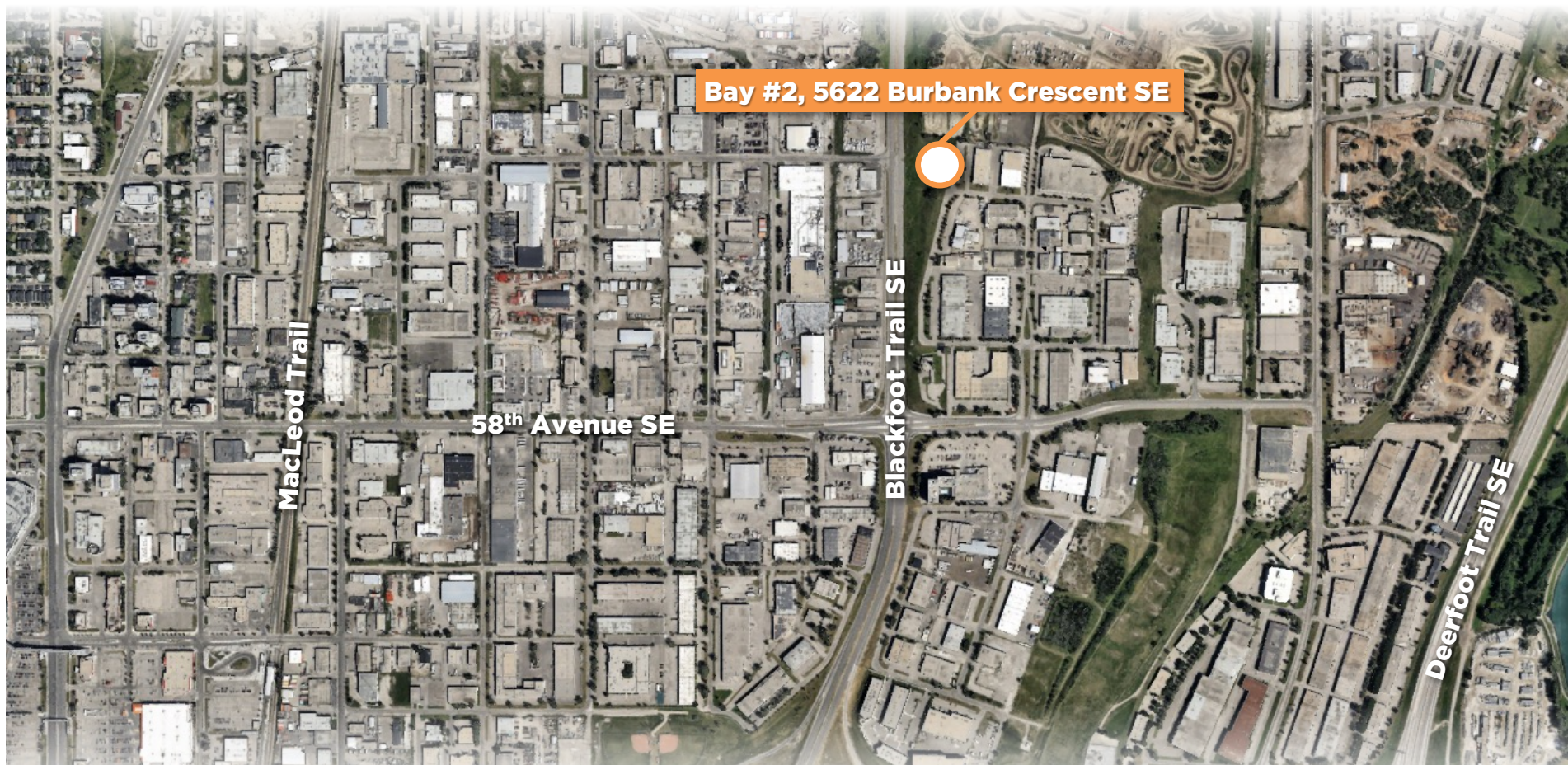


// Recently renovated office
space with 4 private offices



FLOOR PLAN





Bay #2, 5622 Burbank Crescent SE



Drive Times: Deerfoot Trail SE: **6 minutes** | Stoney Trail: **8 minutes** | Calgary Airport: **20 minutes**

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