

CENTRAL LOCATION WITH
DOCK LOADING
// 5,085 SF

FOR LEASE

6041 4 Street SE, Calgary, AB



HARVEY ARONOVICH Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

TATE ARONOVICH | Associate
403.689.1079 | tate@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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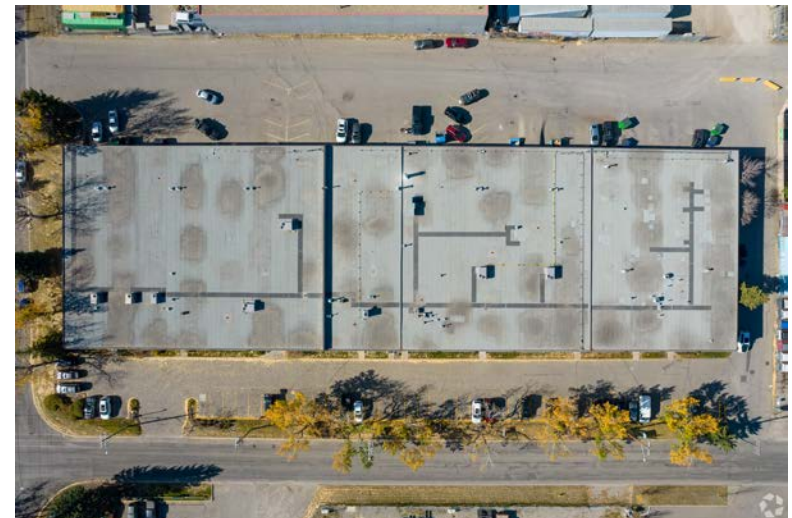
PROPERTY HIGHLIGHTS



- Ideal Central Location
- 2 Dock Doors
- Recently upgraded offices
- 53' Trailer Access
- Close proximity to major transportation routes: Blackfoot Trail, Glenmore Trail and Deerfoot Trail

PROPERTY OVERVIEW

Address:	6041 4 Street SE, Calgary, AB
District:	Manchester Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	5,085 SF
Warehouse Area:	3,837 SF
Office Area:	1,248 SF
Clear Height:	16' (TBV)
Loading:	(2) Dock Door
Power:	100 Amps @ 120/208 Volt (TBV)
Lease Rate:	\$13.00 PSF w/escalations
Ops Costs (est. 2025):	\$5.81 PSF
Availability:	December 1st, 2025



INTERIOR FEATURES //



Features:

// Top left, front vestibule, entry area.

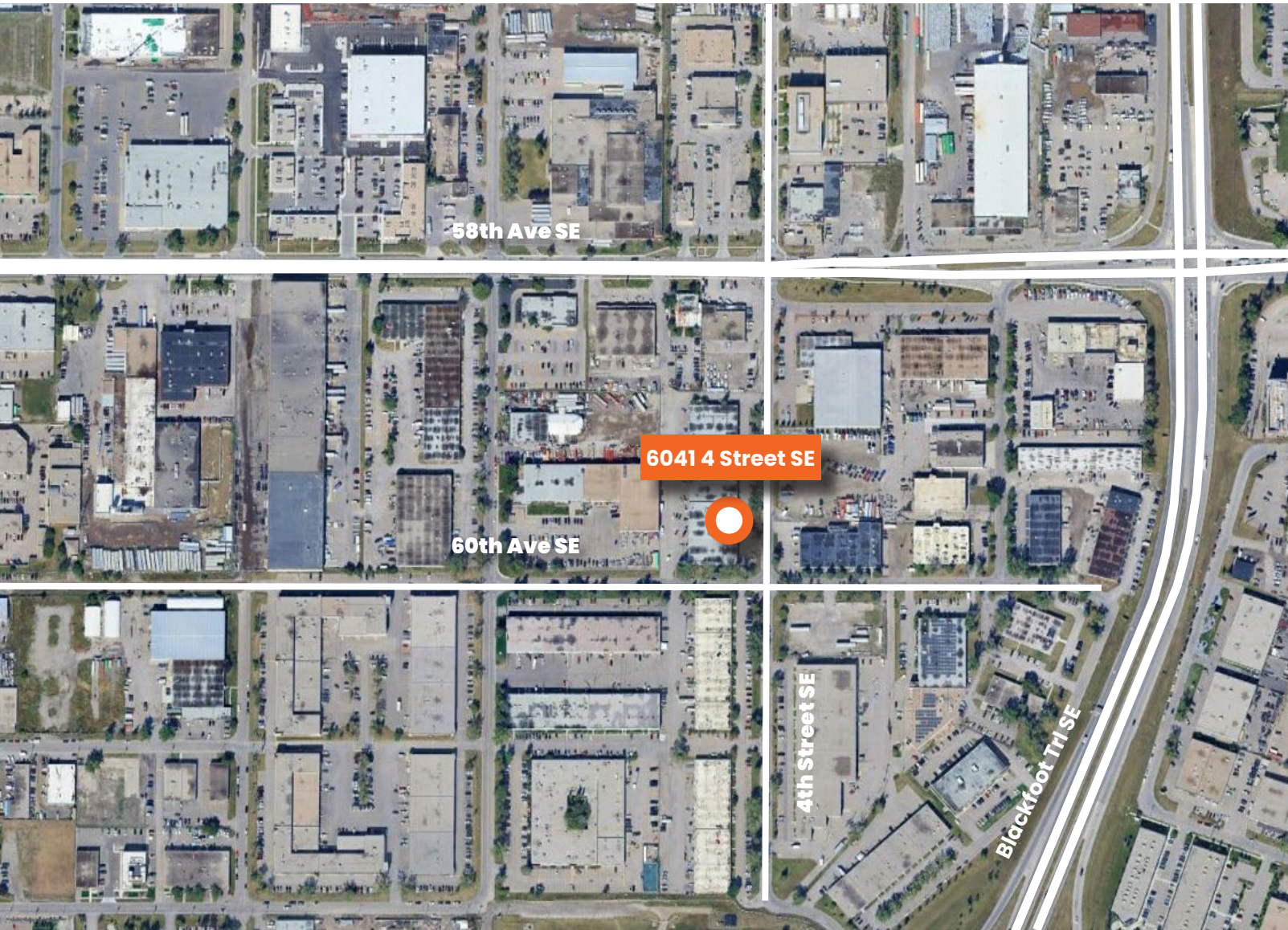
// Top right, office #1.



// Warehouse area with 2 Dock Doors.

LOCATION

Located in SE Calgary, Manchester Industrial district, with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

AB-8/Glenmore Trl: **4 minutes**

Stoney Trail: **13 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



health & wellness



restaurants & fast food

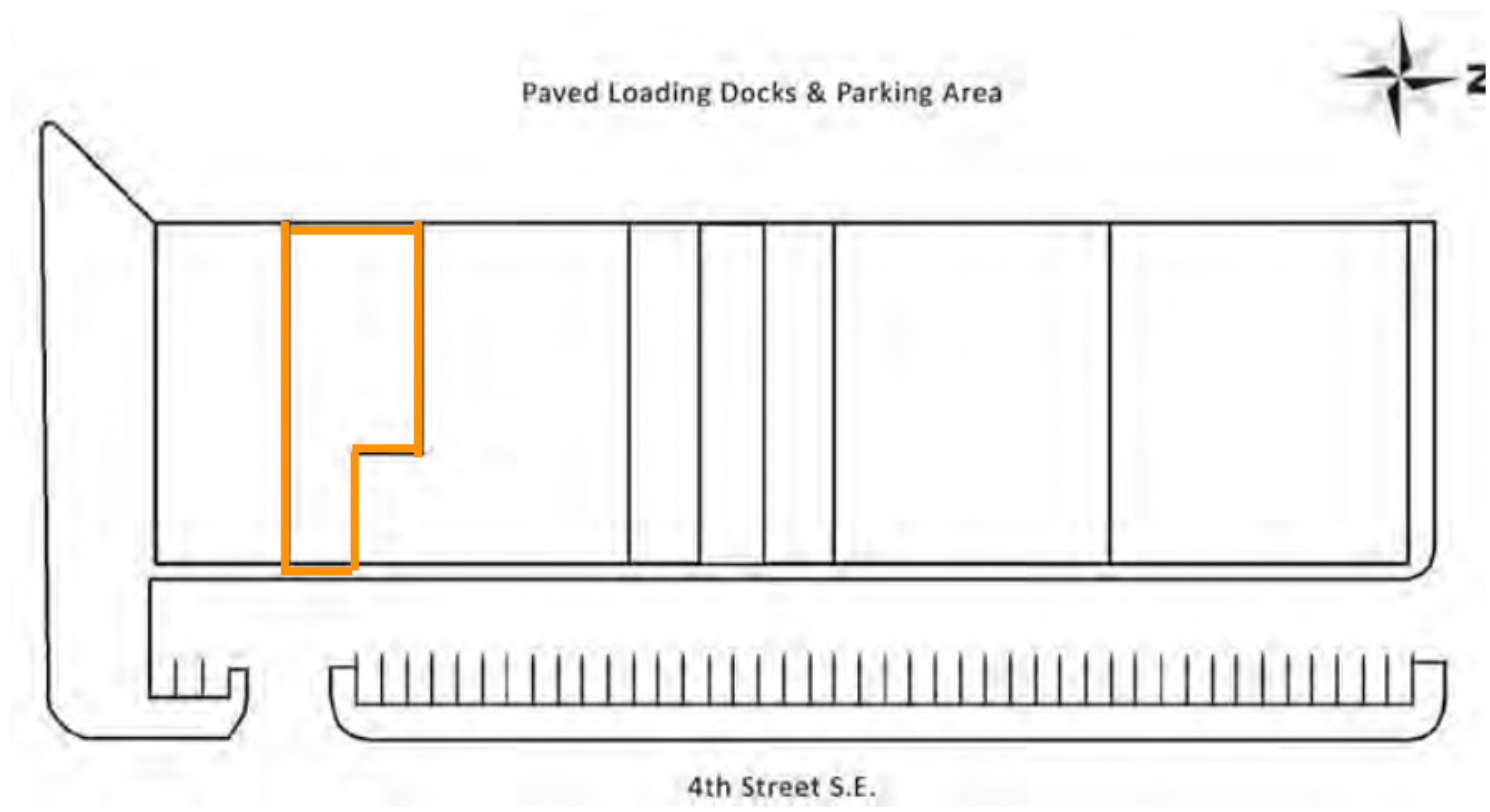


fuel / charging stations



Prime Industrial park location

FLOOR PLANS



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