

# 4,109 Sq. Ft. Dock Loading Warehouse + Office with Exposure to Blackfoot Trail *FOR LEASE*

**MANCHESTER**  
PROPERTIES INC.

Unit A, 6404 6A Street SE  
CALGARY, AB T2H 2B7



**BENNETT EDWARDSON**

Associate Broker | Principal\*

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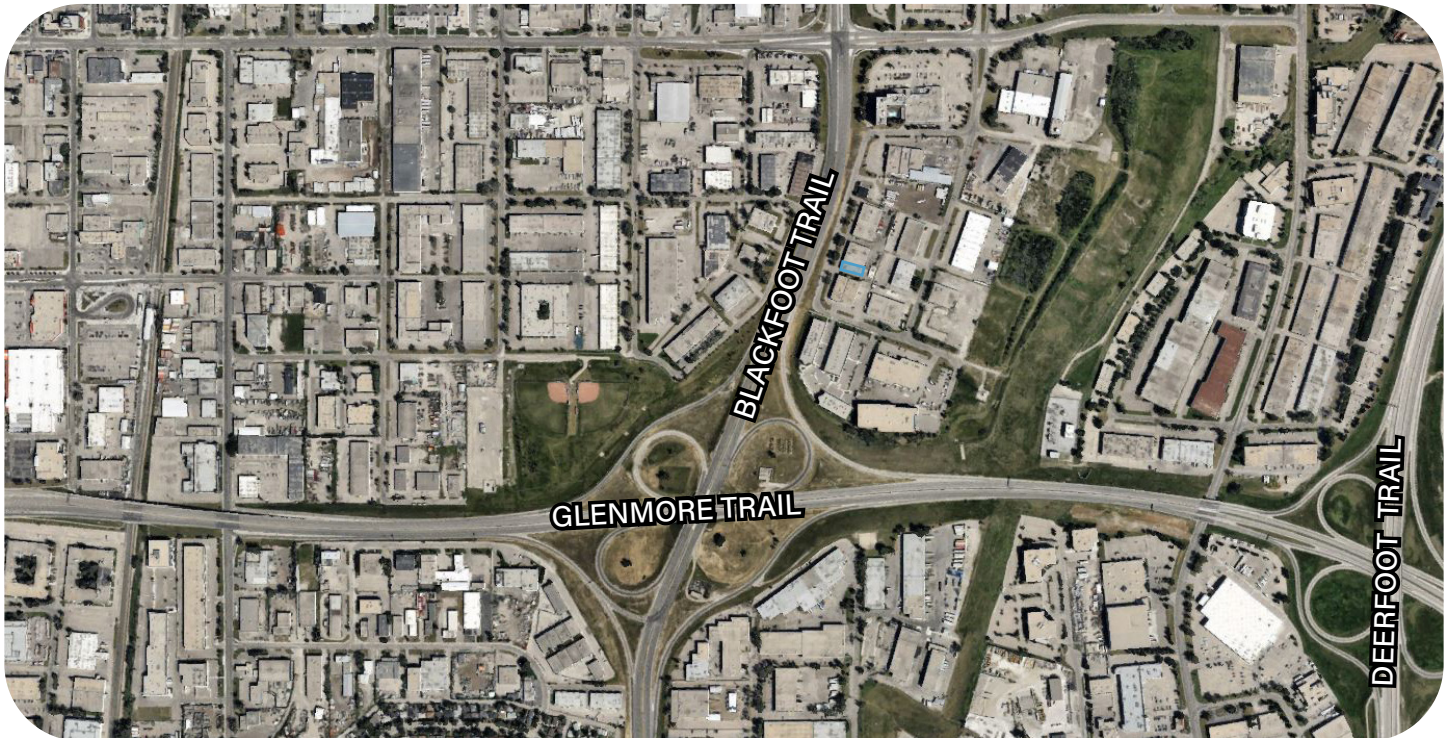
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Light Industrial - IG Use

*\*All lines are approximate*

<b>Total Size:</b>	<b>4,109 Sq. Ft. (+/-)</b>	<b>Lease Rate:</b>	<b>\$14 per Sq. Ft. + escalations</b>
<b>Warehouse:</b>	<b>2,953 Sq. Ft. (+/-)</b>	<b>Op Costs:</b>	<b>\$5.75 per Sq. Ft. (2024)</b>
<b>Office:</b>	<b>1,156 Sq. Ft. (+/-)</b>	<b>Year Built:</b>	<b>1973</b>
<b>Loading:</b>	<b>12' W x 14' H with external Dock</b>	<b>Zoning:</b>	<b>IG</b>
<b>Ceiling Height:</b>	<b>18' (+/-) In Warehouse</b>	<b>Parking:</b>	<b>Available at front and + back</b>
<b>Power:</b>	<b>100 AMP (TBV)</b>	<b>Availability:</b>	<b>November 1, 2024</b>

This small industrial bay is ideally located on 6A Street SE with drive by exposure to Blackfoot Trail and quick access to Blackfoot Trail, Glenmore Trail, Deerfoot Trail, Macleod Trail and the Chinook Transit Station. This provides quick access to the south east and southwest communities of Calgary and the Downtown core. Ideally located in Burns Industrial with many amenities close by include Chinook Centre Mall and Deerfoot Meadows shopping centres.

The office was renovated to a high standard in 2021 with two private offices (+3 additional offices in warehouse), 2 bathrooms and kitchenette. The warehouse is approximately 33' wide and 90' long with a 12' x 14' overhead door with external dock. Excellent lighting and height of 18' in warehouse make this space ideal for several different IG uses.

Contact us to day to schedule a tour or request more information.





YOUR SIGN HERE

FOR MORE INFORMATION, CONTACT:

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