

6,000 Sq. Ft. on 1 Acre Warehouse, Office & Showroom on Blackfoot Trail *FOR LEASE*

MANCHESTER
PROPERTIES INC.

4412 BLACKFOOT TRAIL SE
CALGARY, AB T2G 4E9



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Light Industrial - IG Use

**All lines are approximate*

Size:	6,000 Sq. Ft. (+/-)	Lease Rate:	\$21 per Sq. Ft. + escalations
Land:	1 Acre (+/-)	Op Costs:	\$6.86 per Sq. Ft. (2025)
Fenced Yard:	Yes	Parking:	Available at front and in yard
Loading:	3 Drive In Doors	Availability:	May 1, 2025
Ceiling Height:	16' (+/-) In Warehouse (TBV)	Utilities:	Responsibility of Tenant
Power:	200 AMP (TBV)	Snow Removal:	Responsibility of Tenant
Zoning:	IC	Maintenance:	Responsibility of Tenant

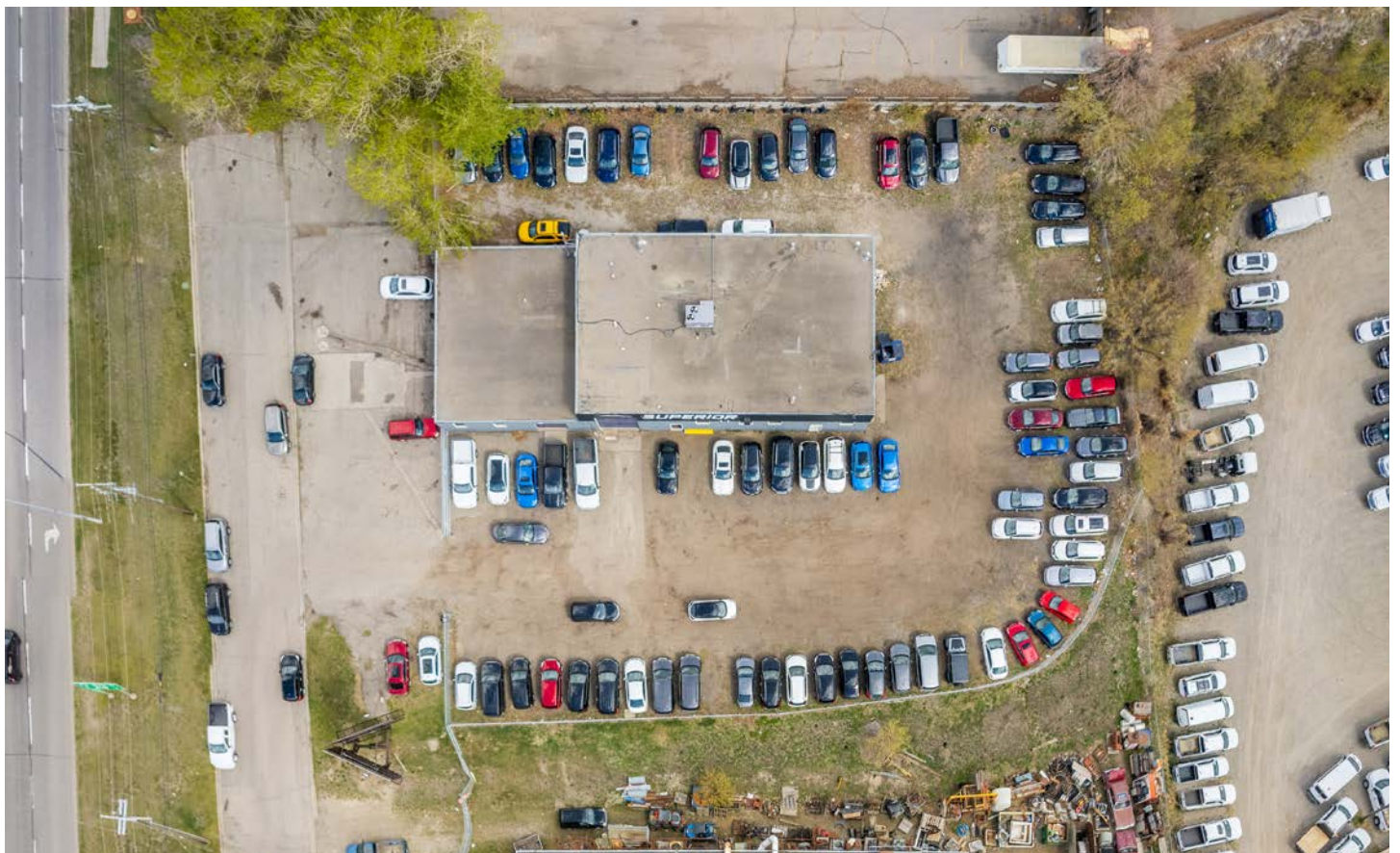
Incredible opportunity to lease 6,000 Sq. Ft. of high visibility drive in warehouse, showroom and office on Blackfoot Trail.

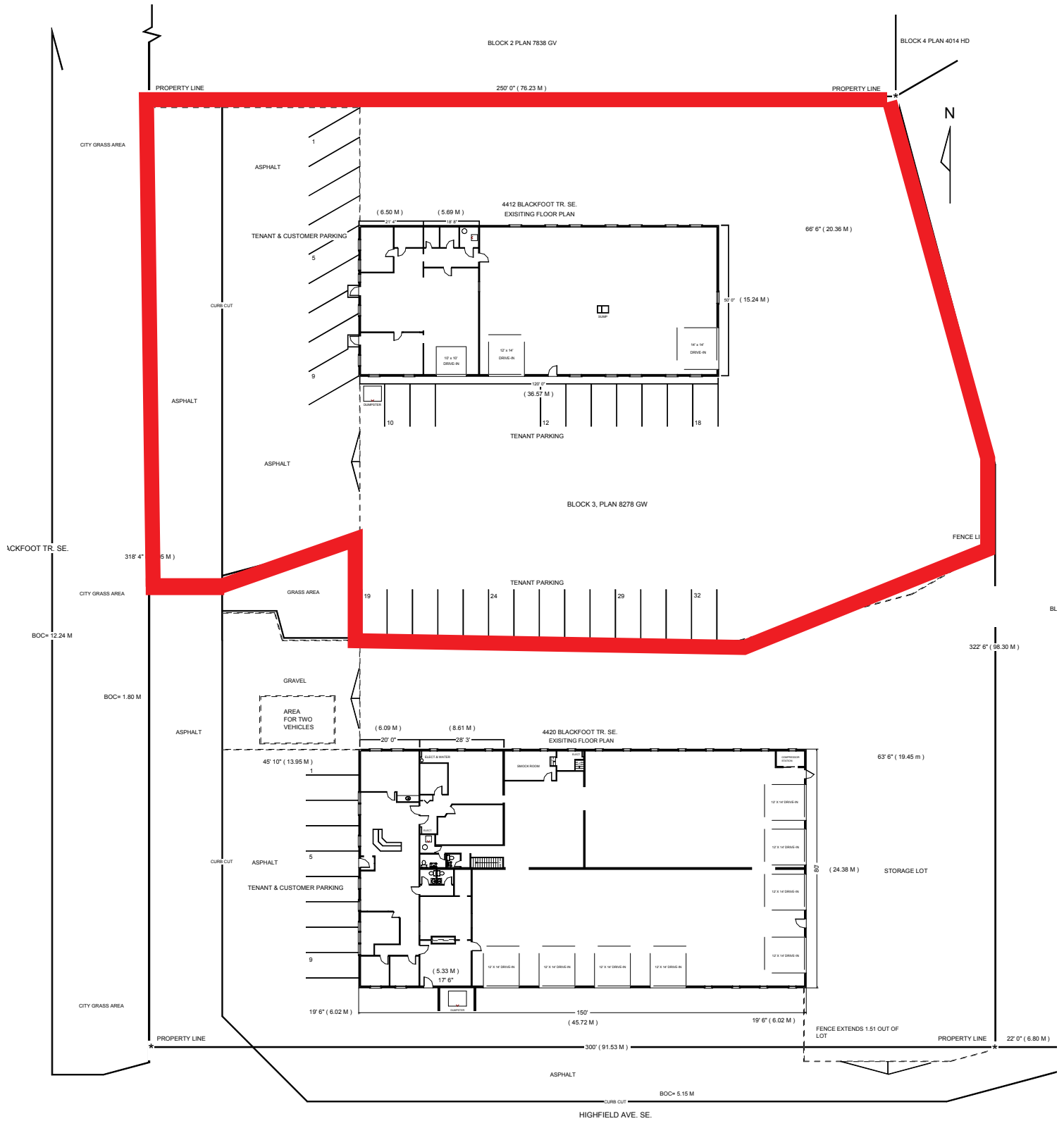
Daily exposure to over 25,000 (+/-) vehicles per day. Quick access to Downtown, Glenmore, Macleod, and Deerfoot Trail.

Current use is approved for Vehicle Sales - Major.

Other acceptable uses are as follows: General Industrial - Light. Instructional Facility, Retail and Consumer Service, Vehicle Rental - Minor, Vehicle Rental - Major (subject to DP approval) , and others subject to IC zoning and City and Landlord approval.

Contact us for additional information or to schedule a tour.







FOR MORE INFORMATION, CONTACT:

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