

Stand Alone Building
with Fully Paved Yard
// Up to 6,000 SF

FOR LEASE

5225 6 Street SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Exposure to Blackfoot Trail
- Gross Lease Rate
- Exterior Quonset included
- Renovated showroom area
- Easy access to major routes; Deerfoot Trail & Glenmore Trail
- Exterior Dock
- Close to staff amenities

PROPERTY OVERVIEW

Address:	5225 6 Street SE, Calgary, AB
District:	Manchester Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	6,000 SF
Warehouse Area:	4,700 SF
Showroom Area:	1,300 SF
Site Area:	1.0 Acre Fully Paved

Sump:	Yes
Clear Height:	12' (TBV)
Loading:	3 Drive-in (12'w x 12'h) 1 Exterior Door
Power:	200 amps @ 120/208 volt
Availability:	Negotiable
Lease Rate/Opt A:	Entire Property \$14,375.18 Gross Rent
Lease Rate/Opt B:	Warehouse & Yard \$10,675.18 Gross Rent

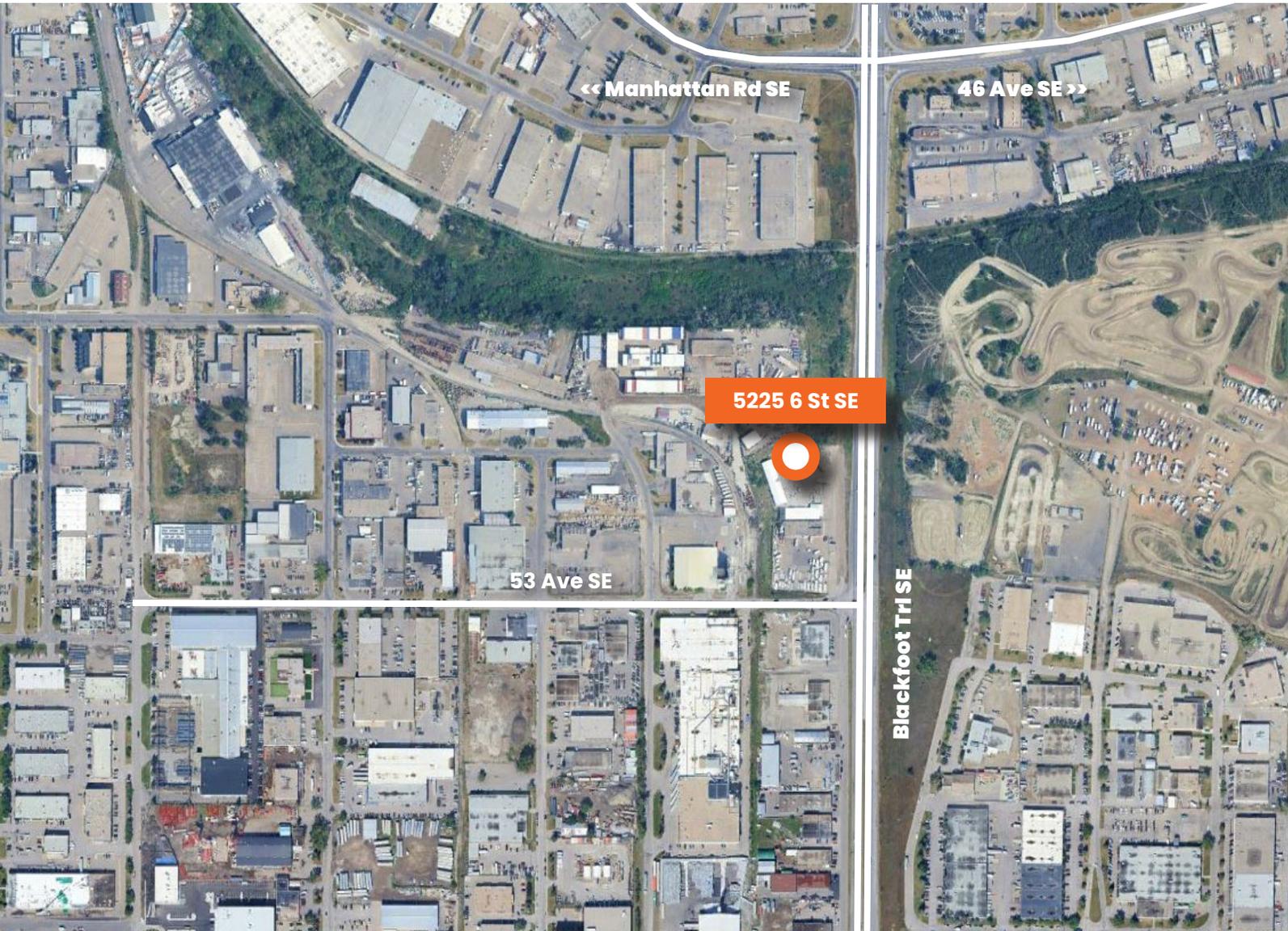
ADDITIONAL FEATURES //



LOCATION

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

Successful Calgary businesses within the immediate area: **Sovereign Castings Ltd, Calgary Italian Bakery, Red's Diner, Harmony Heating & Air Conditioning Inc, ENMAX Corporation, NAPA Auto Parts, and Chinook Centre** nearby.



Drive Times:

Macleod Trl SW: **5 minutes**

AB-2 & Deerfoot Trl: **5 minutes**

Stoney Trail SE: **15 minutes**

YYC Airport: **21 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

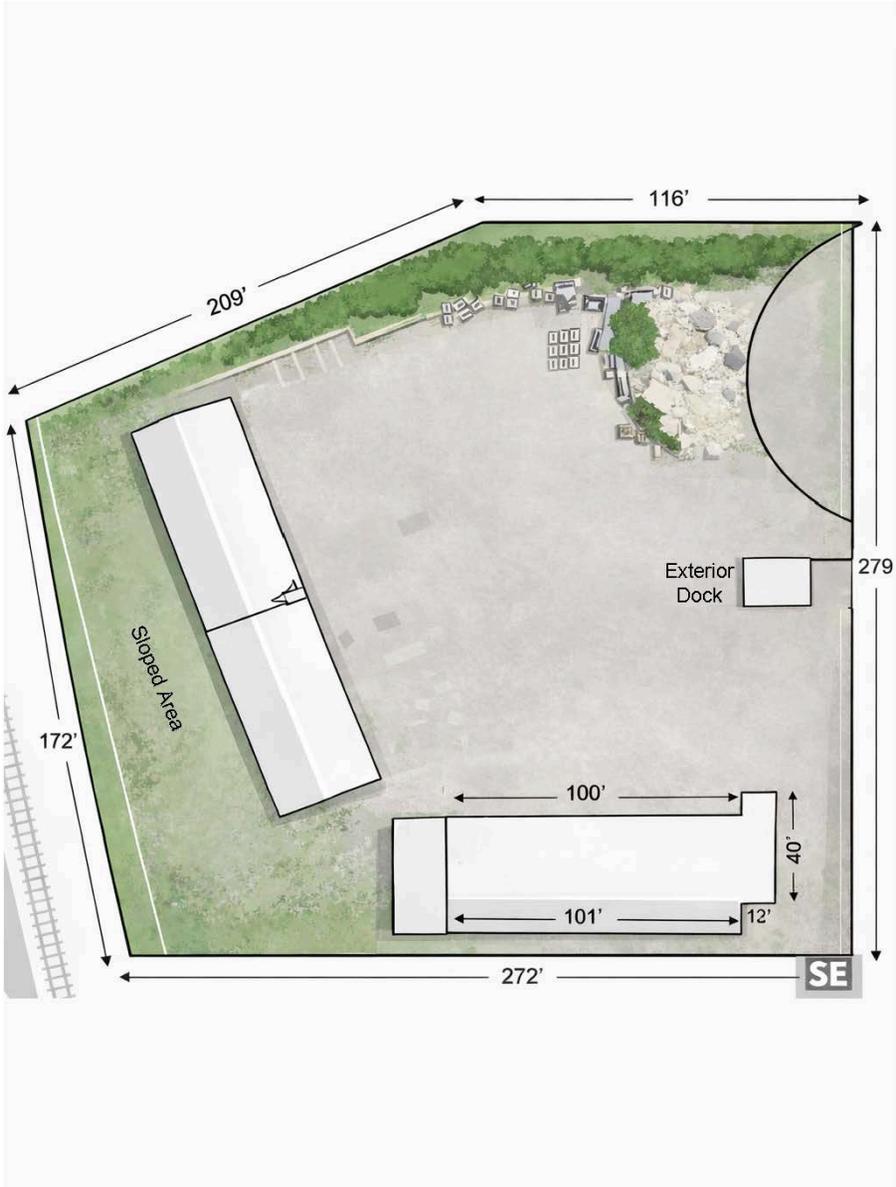


fuel / charging stations



Prime Industrial park location

PLANS //





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