

SMALL INDUSTRIAL BAY IN SOUTH CENTRAL CALGARY

//2,304 SF with Visibility to Blackfoot Trail SE



FOR LEASE

6163 6 Street SE
Calgary, AB

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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

District: Manchester Industrial district

Zoning: I-G (Industrial General)

Square Footage Breakdown:

Office: ± 1,344 SF
Warehouse ± 960 SF
Total: **2,304 SF**

Clear Height: 7' to 13'

Loading: 1 Dock door (8'w x 8'h)

Power: 100 Amps, 208 Volts (TBV)

Lease Rate: \$15.00 PSF with steps-ups

Operating Costs: \$ 8.60 PSF (Est. 2025)

Availability: Immediate

PROPERTY OVERVIEW

- Rare small industrial in Manchester Industrial with direct visibility to Blackfoot Trail SE
- Large front showroom, two large offices, kitchenette, and two washrooms
- Bonus storage mezzanine in warehouse area
- Dock loading
- Reserved parking and street parking available
- Close proximity to 58 Avenue SE, Blackfoot Trail SE, Glenmore Trail SE, and Deerfoot Trail SE

**Note: Does not accommodate 53' trailers*

FLOOR PLANS



Total floor plan area is 2,304 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

PROPERTY PICTURES



LOCATION



Drive Times

Glenmore Trail:	3 minutes	Stoney Trail:	15 minutes
Deerfoot Trail:	5 minutes	Trans-Canada #1:	15 minutes
Downtown YYC:	15 minutes	Calgary Airport:	20 minutes

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