

# FOR LEASE

OFFICE INDUSTRIAL UNIT

**BAY 13**  
**6120 3<sup>rd</sup> STREET SE**  
*Calgary, Alberta*

CORNER UNIT



## PROPERTY INFORMATION

**Land Use Zoning** Industrial General (I-G)  
**Availability:** Immediately \*

## LEASING DETAILS

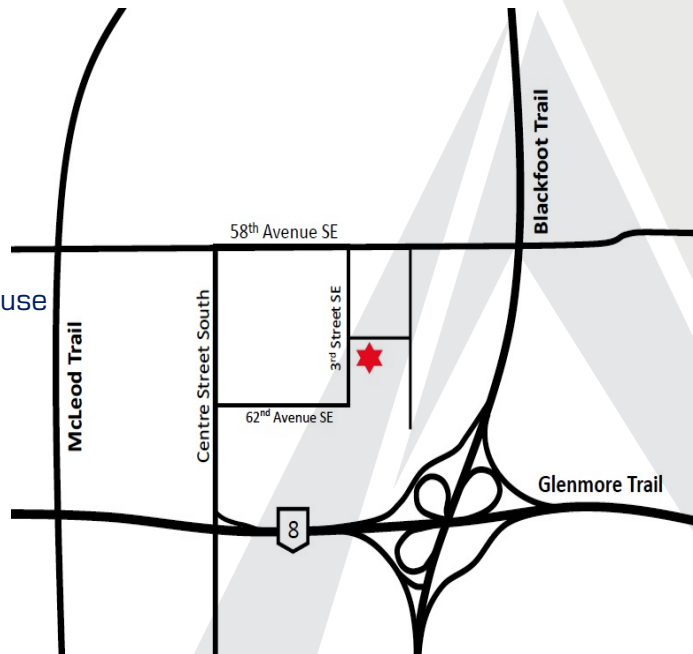
**Unit Size:** 2,995 square feet  
1,795 sf Office & 1,200 sf Warehouse  
Additional 678 sf of Mezzanine

**Lease Rate:** \$12.50 psf with escalations

**Additional Rent:** \$5.86 psf (2024)

**Drive In Loading** 1 - 10' x 12' OH Door

**Ceiling Height** 18 feet +/-



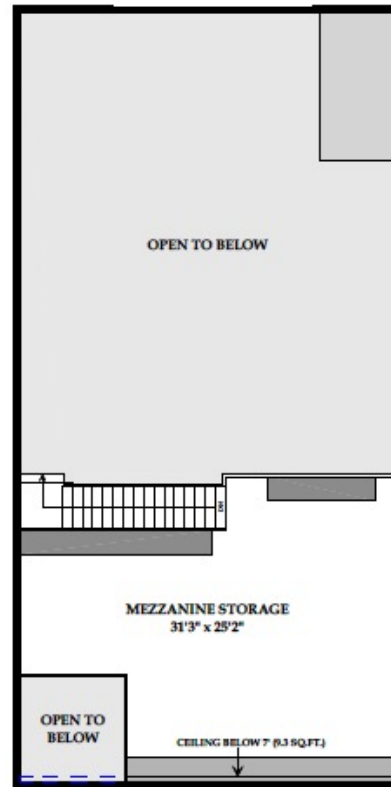
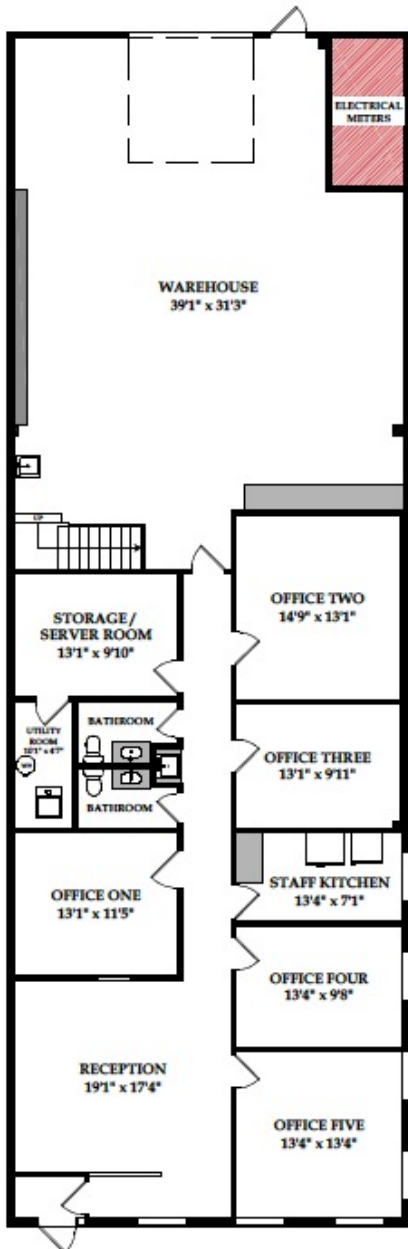
**PARAMOUNT**  
REAL ESTATE CORPORATION

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