

CENTRAL MARKET  
DOCK LOADING BAY  
// 3,461 SF

# FOR SUBLEASE

6143 4 Street SE, Unit 3, Calgary, AB



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# PROPERTY HIGHLIGHTS



- Centrally located industrial flex bay offering excellent functionality and visibility.
- Dock loading designed for 53' trailers, ideal for distribution and logistics users.
- Unmatched accessibility — just 15 minutes to Calgary's downtown core, with direct connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail.
- Sublease opportunity with term running until May 31, 2028.

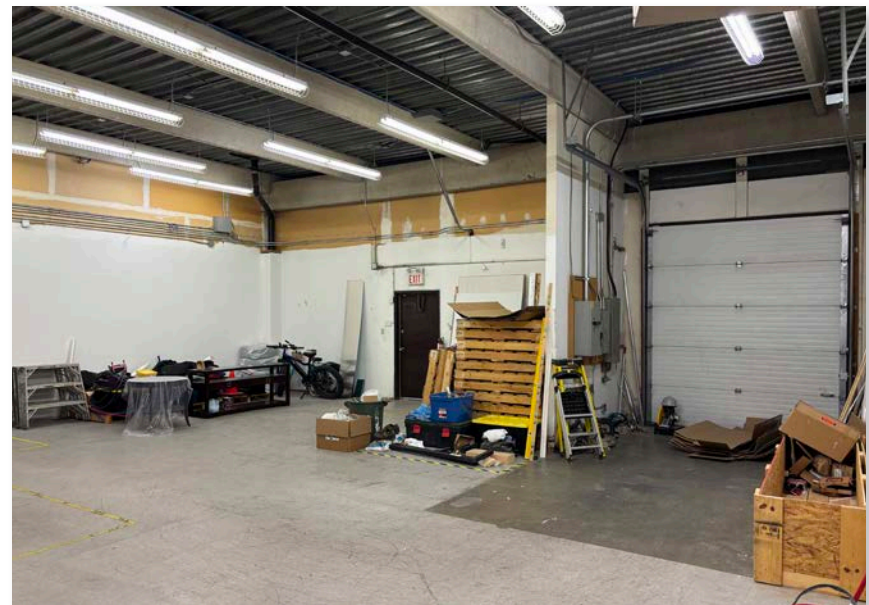
## PROPERTY OVERVIEW

<b>Address:</b>	6143 4 Street SE, Unit 3
<b>District:</b>	Manchester Industrial Park
<b>Zoning:</b>	Industrial General (I-G)
<b>Office:</b>	TBV SF
<b>Warehouse:</b>	TBV SF
<b>Total Square Footage:</b>	3,461 SF
<b>Clear Height:</b>	19' (TBV)
<b>Loading:</b>	1 (8'W X 10'H) Dock Door
<b>Power:</b>	100 Amps (TBV)
<b>Sublease Rate:</b>	Starting at \$13.50 PSF with escalations
<b>Operating Costs:</b>	\$9.56 PSF (est. 2025)
<b>Availability:</b>	Immediate
<b>Sublease Term:</b>	Expires May 31, 2028





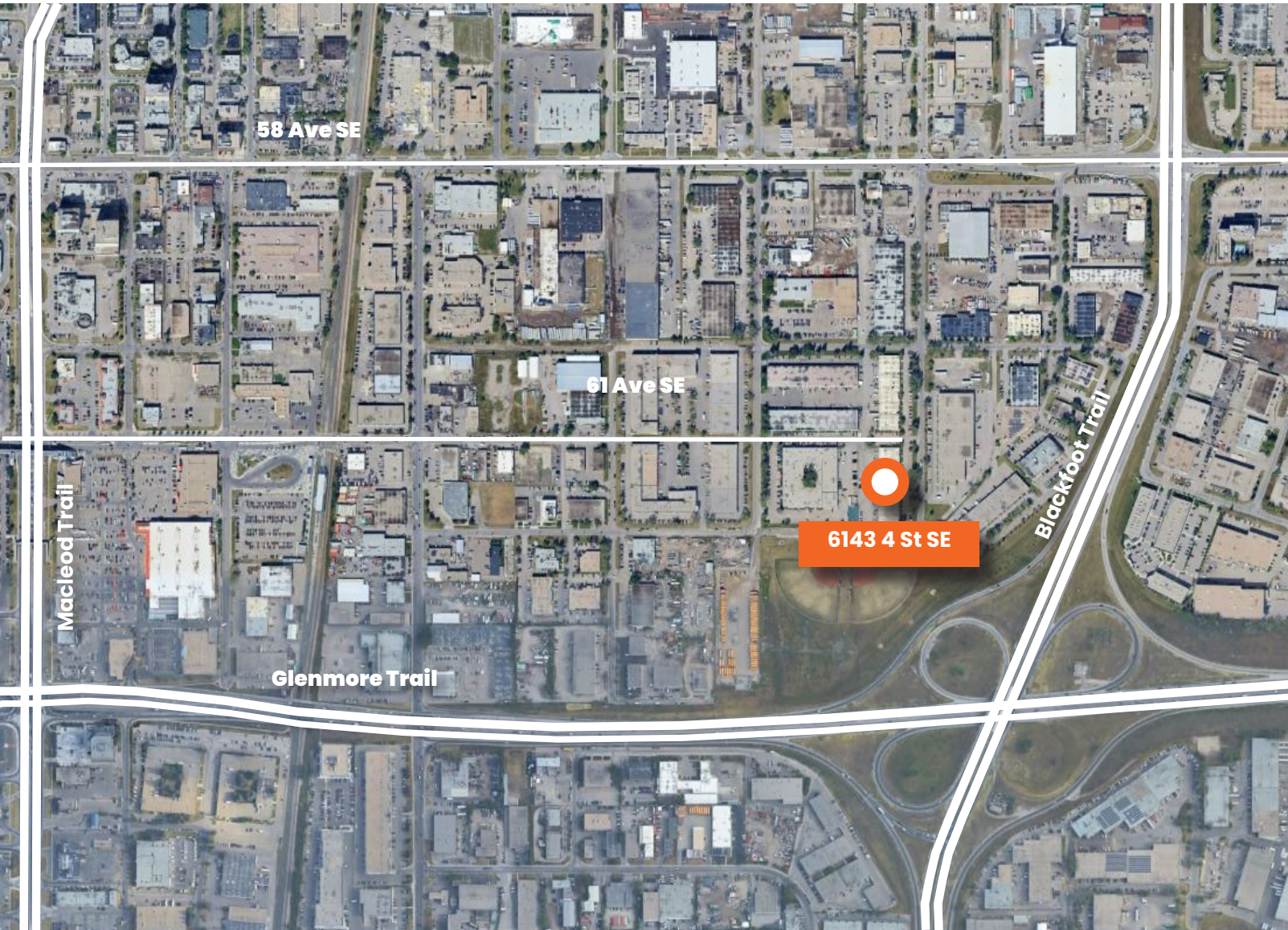
# INTERIOR FEATURES //





# LOCATION

Strategically positioned in Calgary's established Manchester Industrial Park 6143-4th Street SE offers excellent connectivity and visibility for businesses seeking a central location. The property benefits from immediate access to Macleod Trail and Blackfoot Trail SE, providing efficient routes to downtown Calgary, Deerfoot Trail, and the broader metropolitan area. Surrounded by a diverse mix of showrooms, service providers, distribution businesses, and light-industrial users, the location supports both customer-facing and operational requirements. Prominent signage opportunities, ample on-site parking, and high daily traffic counts further enhance exposure and accessibility. This well-established commercial corridor is minutes from the Chinook Centre retail district, offering nearby amenities, restaurants, and services that complement the needs of staff, clients, and customers alike.



## Drive Times:

Deerfoot Trail SE: **7 minutes**

Stoney Trail: **15 minutes**

Calgary Airport: **22 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location





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