



EXCELLENT CENTRAL LOCATION

Bay 13 - 6143 4 Street SE Calgary, AB

- Located in a well maintained building with great signage and parking available.
- Central location close to major amenities.
- Quick and easy access to Macleod & Blackfoot Trail SE.
- Includes Office/Showroom and Warehouse area.
- Ample parking at the front and back of each bay.
- Dock loading.



✉ Jamie Coulter

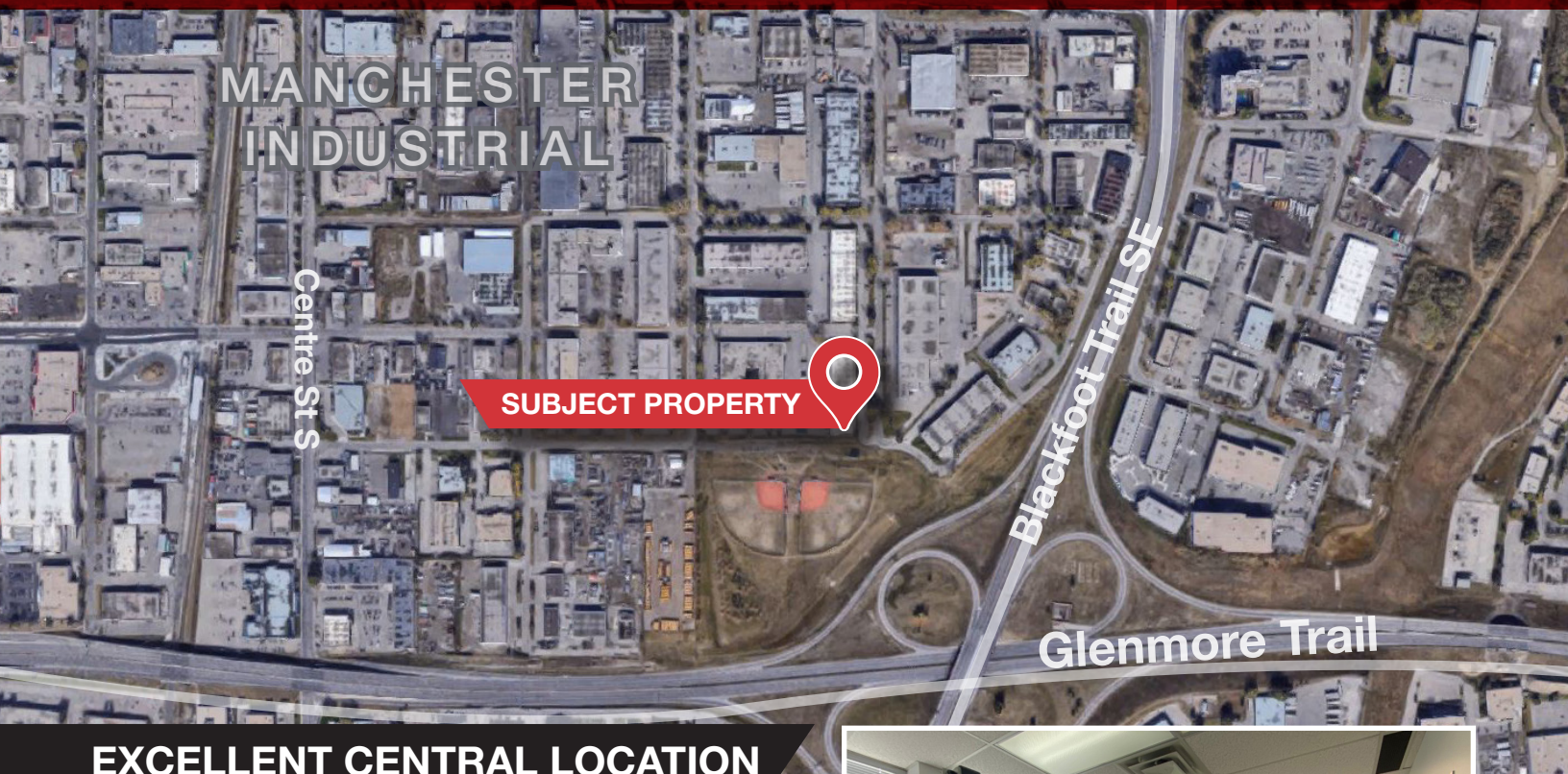
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✉ Brody Butchart

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✉ Kaile Landry

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Calgary, AB

Warehouse: 1,072 SQ FT

Office: 2,000 SQ FT

Total: 3,072 SQ FT

Lease Rate: \$13.00/SQ FT

Op Costs: \$6.60/SQ FT

Term: 5-10 years

Availability Immediately

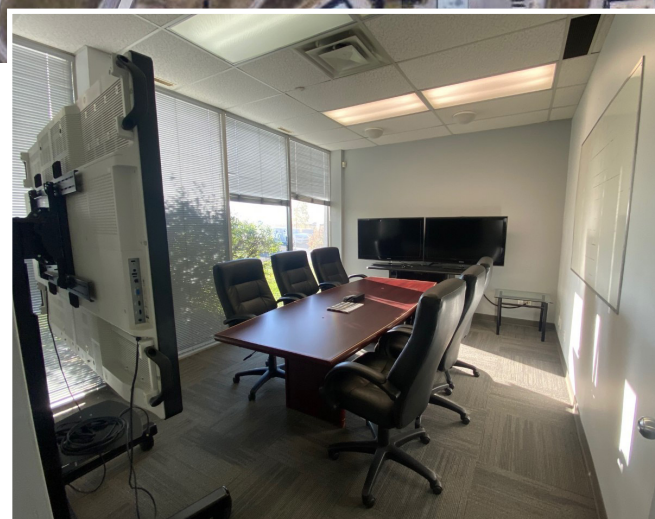
District: Manchester Industrial

Zoning: Industrial - General

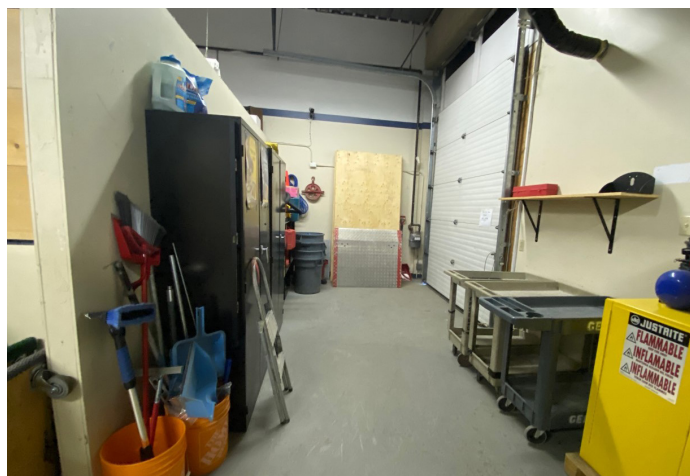
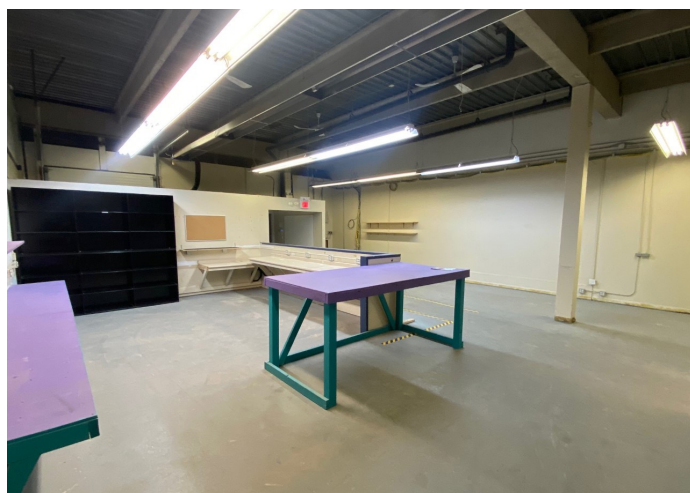
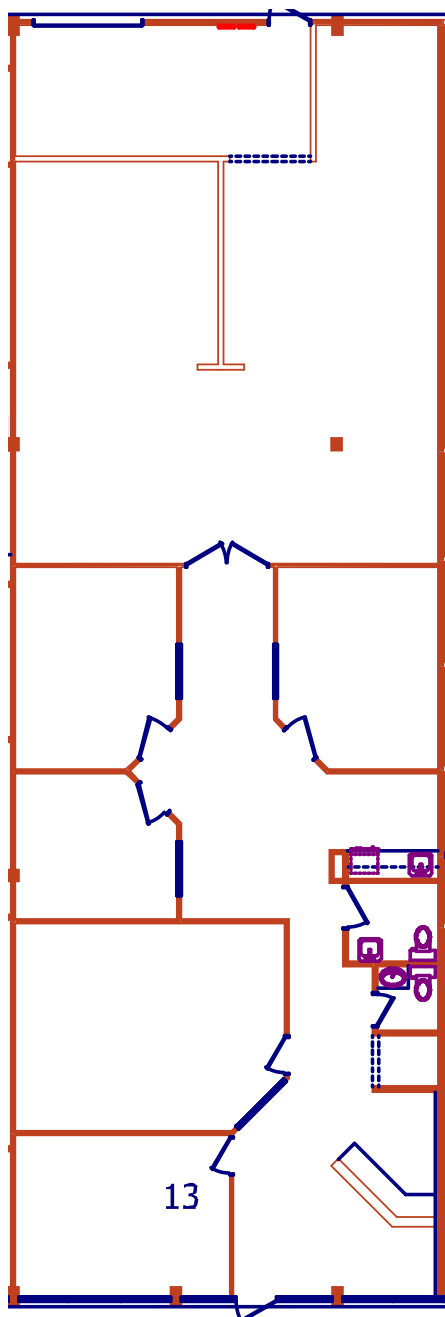
Loading: 1 dock door

Ceiling Height: 14' clear

Parking: Abundant



FLOOR PLAN*



*For information purposes only, not exactly to scale