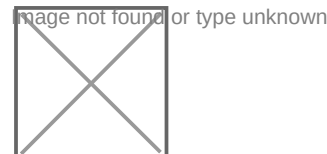


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 6115 4 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32564

MLS ID:
A2265278

\$13.50



 **JASON NATALE**

 CDN Global Advisors Ltd.
 403-531-4336

 3, 6115 4 Street SE, Calgary , Alberta T2H2H9

Transaction Type For Lease	Days On Market 1	Lease Amount 13.50
Lease Frequency Annually	Zoning I-G	Subdivision Manchester Industrial
Year Built 1974	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2408HQ	Building Area (Sq. Ft.) 3461.00
Building Area (Sq. M.) 321.53	Inclusions N/A	Restrictions Call Lister
Reports Call Lister		

Unit 3, 6143 4 Street SE is a centrally located industrial flex bay in Manchester Industrial Park, offering excellent functionality and visibility. The 3,461 SF space (office and warehouse areas TBV) features a 19' clear height, one 8'W x 10'H dock door with 53' trailer capacity, and 100-amp power (TBV)—making it ideal for distribution and logistics users. The property provides unmatched accessibility, just 15 minutes from downtown Calgary, with direct connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail. Available for immediate occupancy, this sublease opportunity runs until May 31, 2028, with a starting rate of \$13.50 PSF (plus escalations) and estimated 2025 operating costs of \$9.56 PSF.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.