

FOR LEASE

6036 - 5 STREET S.E. MANCHESTER INDUSTRIAL PARK



PROPERTY DETAILS

UNIT SIZE:	±2,000 sq.ft.
LOADING:	Drive-in (±8' x 8' approximate)
ZONING:	I-G (Industrial General)
NET RENT:	\$15.00 psf plus escalations
ADDITIONAL RENT:	\$6.75 psf (2025 Estimate)
POWER:	60 Amp (To Be Verified)

PROPERTY HIGHLIGHTS

- Central location near Blackfoot Trail and 58 Avenue S.E. Quick access to Glenmore Trail and Deerfoot Trail. Short commute to Downtown Calgary.
- Available Immediately.
- Bright, open reception/display area, flex space.
- One private office, lunchroom, two bathrooms, open warehouse, with small storage mezzanine.



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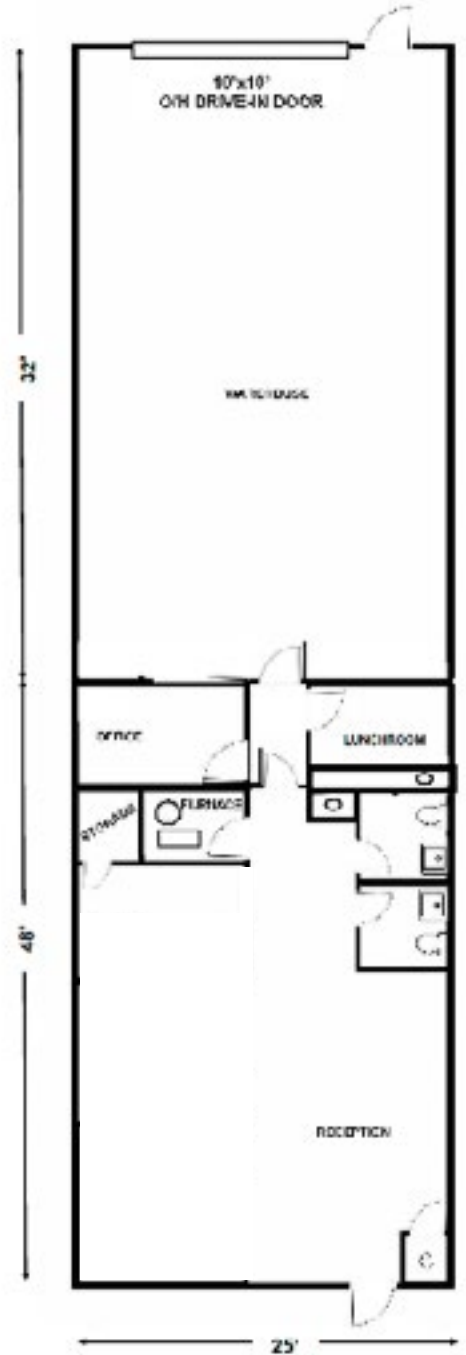


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