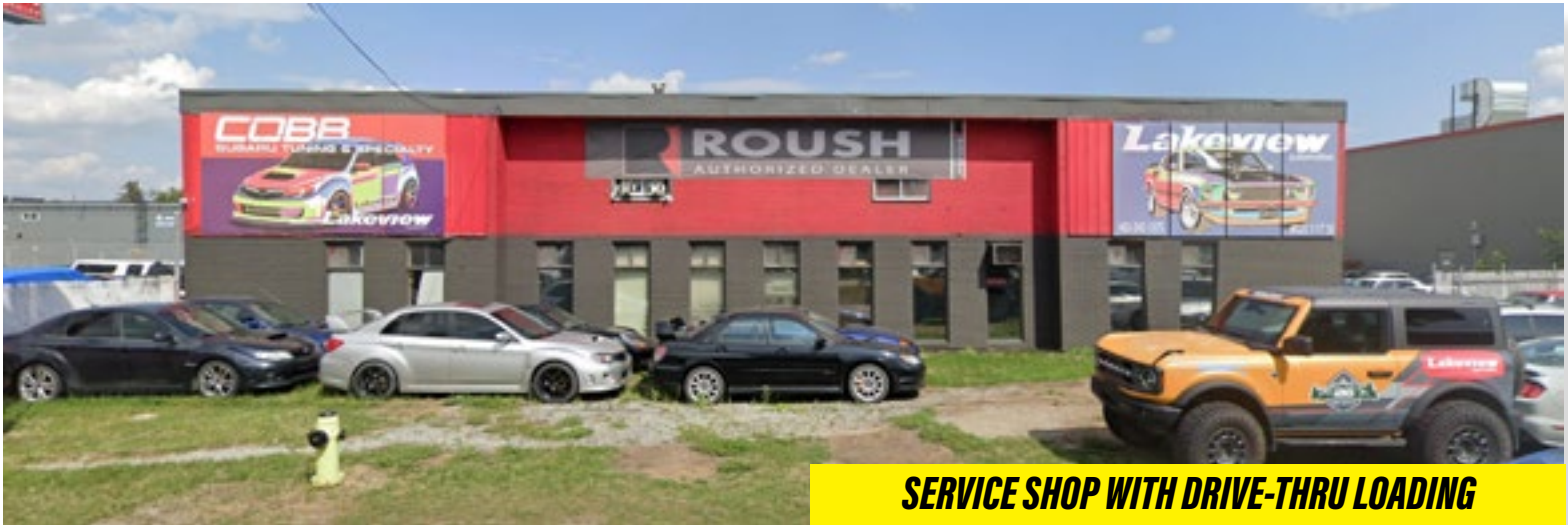


FOR LEASE

6020 - 3 STREET S.E. MANCHESTER INDUSTRIAL PARK



SERVICE SHOP WITH DRIVE-THRU LOADING

PROPERTY DETAILS

BUILDING SIZE:	±1,500 sq.ft. Main Floor Office ±6,500 sq.ft. Warehouse/Shop ±8,000 sq.ft. TOTAL (To Be Verified) Plus bonus 2nd Floor Office
LOADING:	4 Drive-thru bays 8 Doors in total 2 Bays - 14'h x 16'w 2 Bays - 14'h x 12'w
ZONING:	I-G (Industrial General)
NET RENT:	\$16.00 psf per year
OPERATING COSTS:	\$4,500/month (2024 estimate of property tax and landlord insurance)

PROPERTY HIGHLIGHTS

- Located near Glenmore Trail, Blackfoot Trail, and 58th Avenue. Close to amenities, transit routes, major shopping centres and Downtown Calgary.
- Secure fenced loading area with 2 access gates.
- Additional ±1,500 sq.ft. bonus second floor office (size to be confirmed).
- Main and second floor office have separate access.
- Trench sumps throughout shop area with wash bay.
- Conventional layout for a variety of uses.
- Available April 2025.

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FOR LEASE

3203 - 9 STREET S.E.

MANCHESTER INDUSTRIAL PARK



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