

# FOR LEASE

Bay #6, 5608 – Burbank Crescent S.E.  
Calgary, AB



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**4,390 SF Bay**

| Central Location with  
Showroom and Warehouse |

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# PROPERTY DETAILS

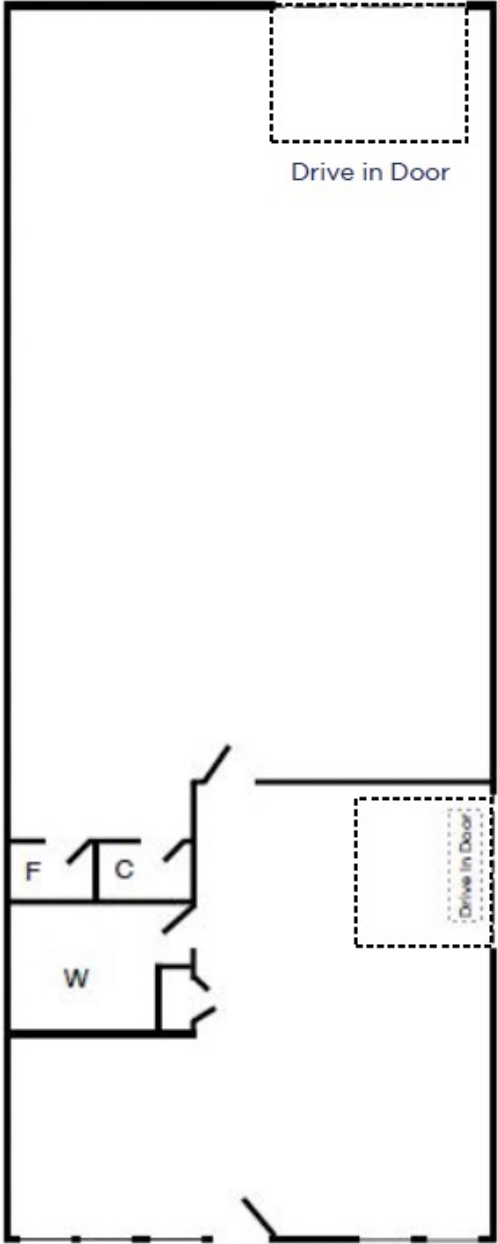
**Address:** Bay #6, 5608 – Burbank Crescent S.E.  
**District:** Burns Industrial  
**Zoning:** Industrial General (I-G)  
**Square Footage:** Showroom: 1,095 SF  
Warehouse: 3,295 SF  
Total: 4,390 SF  
**Clear Height:** 18'  
**Loading:** (1) 12' x 14' Drive-in Door  
(1) 8' x 10' Drive-In Door  
(At side of Showroom)  
**Power:** 100 amps @ 120/208 volt  
**Lease Rate:** \$13.00 p.s.f. with escalation  
**Op Costs (est. 2024):** \$4.98 p.s.f.  
**Availability:** March 1, 2025



## HIGHLIGHTS

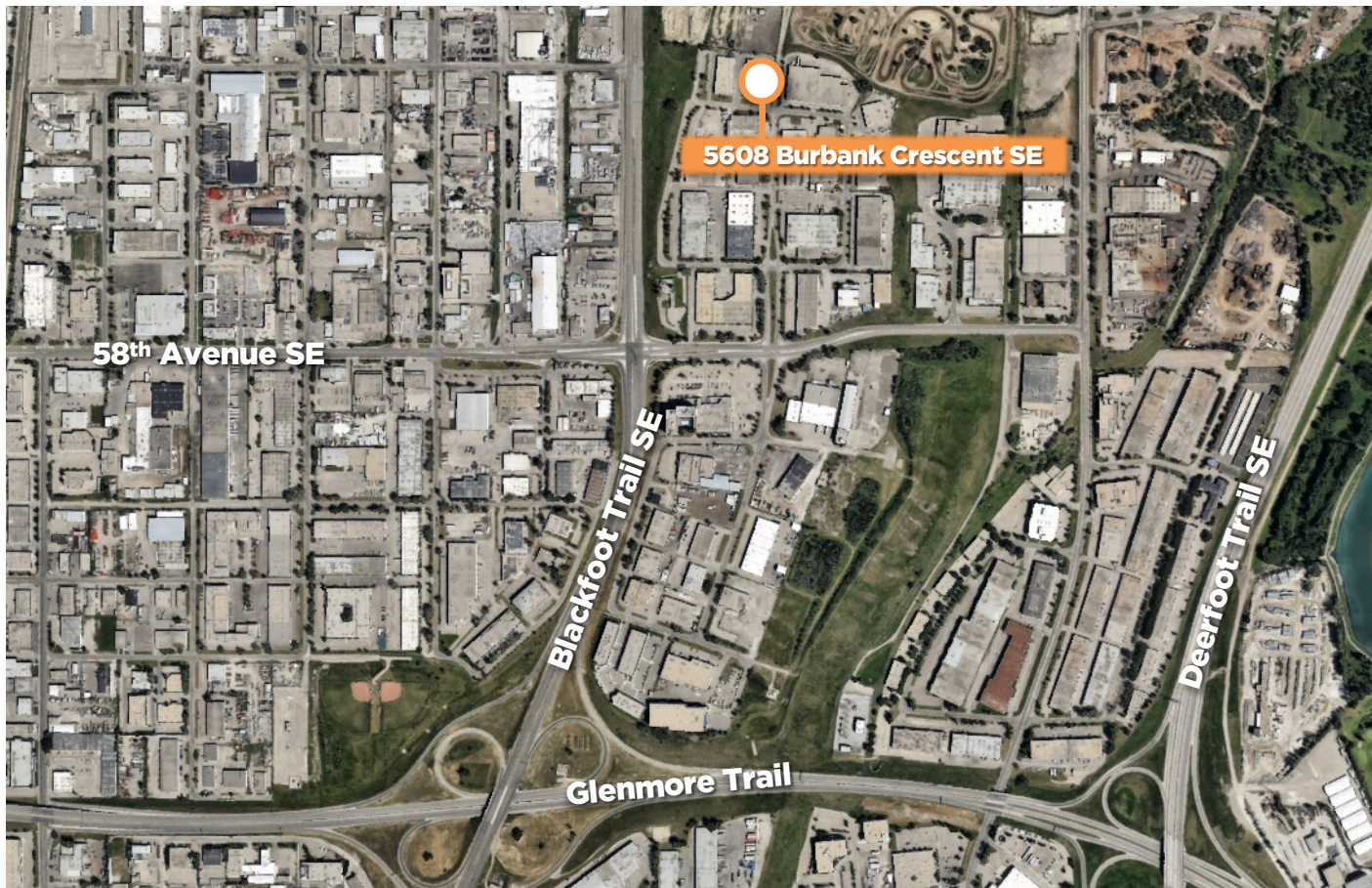
- Open and bright showroom
- Wide bay width
- Low operating costs
- Drive-in door with direct access to showroom
- LED lighting throughout
- End cap unit
- Close proximity to major transportation routes: Blackfoot Trail, Glenmore Trail and Deerfoot Trail
- Landlord will consider building office in front area

# FLOOR PLAN & INTERIOR FEATURES





# LOCATION



**Drive Times:**

Deerfoot Trail SE: **4 minutes**

Downtown: **11 minutes**

Calgary Airport: **26 minutes**

### Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/charging stations

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