

**6,400 SF  
or  
12,798 SF**

**Showroom & Office  
Dock / Drive-in Loading**



**FOR LEASE** | **6023 - 4 Street S.E.**  
Calgary, AB

Lead Agent

**Harvey Aronovich**

Associate Vice President

| 403.560.2059 | [harvey@cdnglobal.com](mailto:harvey@cdnglobal.com) |

**Tate Aronovich**

Associate

| 403.689.1079 | [tate@cdnglobal.com](mailto:tate@cdnglobal.com) |

**CDNGLOBAL<sup>®</sup>**

[www.cdnglobal.com](http://www.cdnglobal.com) | 403.265.9966

# FOR LEASE |

## PROPERTY DETAILS

• <b>DISTRICT:</b>	Manchester Industrial		
• <b>ZONING:</b>	Industrial General (I-G)		
• <b>SIZE:</b>	<u>Option A*</u>	<u>Option B*</u>	<u>Option C</u>
Showroom / Office:	4,300 SF	2,000 SF	5,792 SF
Warehouse:	2,100 SF	4,400	7,006
<b>Total:</b>	<b>6,400 SF</b>	<b>6,400 SF</b>	<b>12,798 SF</b>

### Landlord to renovate to Tenants requirements for office and warehouse

• <b>LOADING:</b>	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>
(1) Dock - 8' x 10'	(1) Dock - 8' x 10'	(2) Dock - 8' x 10'	
(1) Drive-in - 8'x10'		(1) Drive-in - 8'x10'	
• <b>CLEAR HEIGHT:</b>	16'		
• <b>POWER:</b>	TBD		
• <b>LEASE RATE:</b>	\$11.00 PSF with escalations		
• <b>OPERATING COSTS (EST. 2024):</b>	\$5.81 PSF		
• <b>AVAILABILITY:</b>	60 days notice		

## HIGHLIGHTS

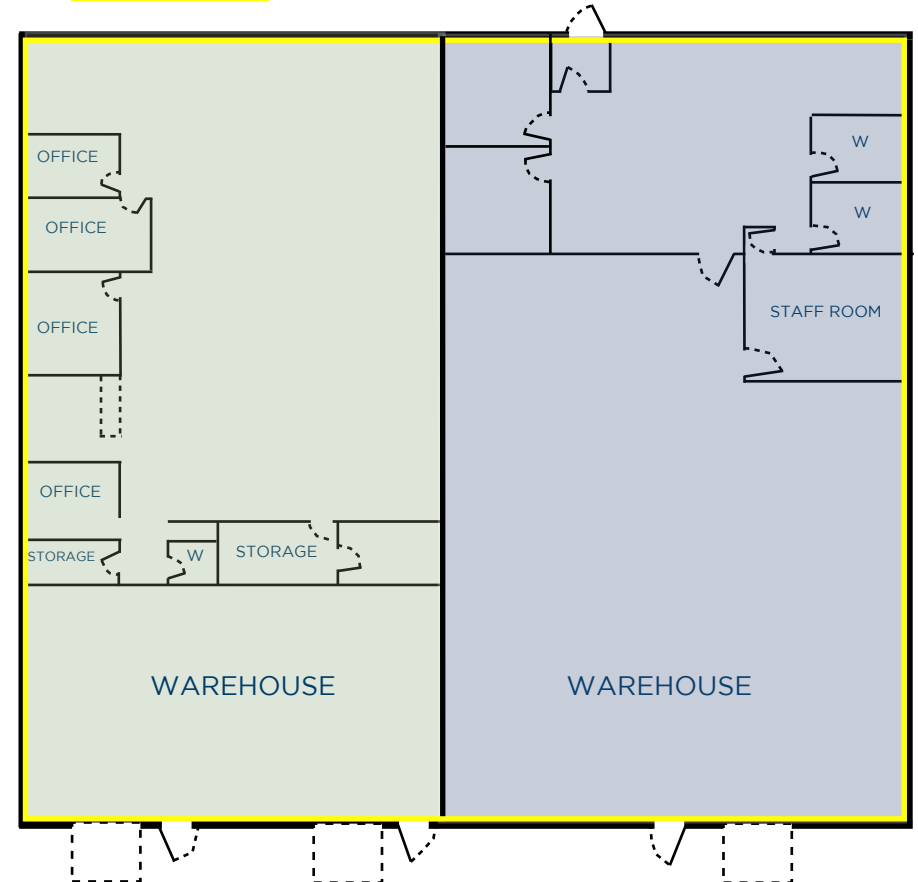
- Ideal South/Central Location
- Quick access to all major transportation routes (Deerfoot Trail, Stoney Trail and Blackfoot Trail)
- New Office build out to include LED Lighting and upgraded floor
- Warehouse to be upgraded to LED Lighting

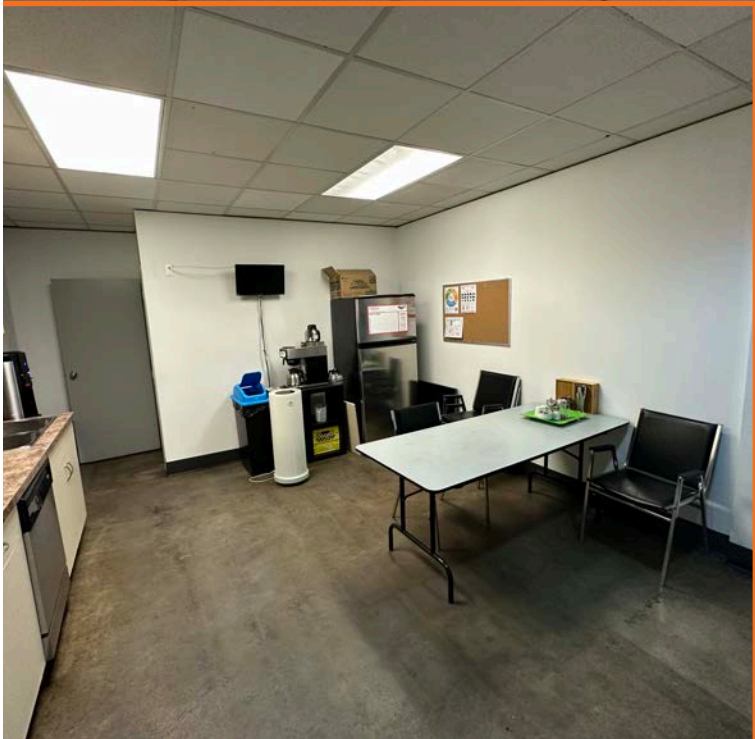
\*All measurements for renovated space to be verified / subject to change

OPTION A

OPTION B

OPTION C

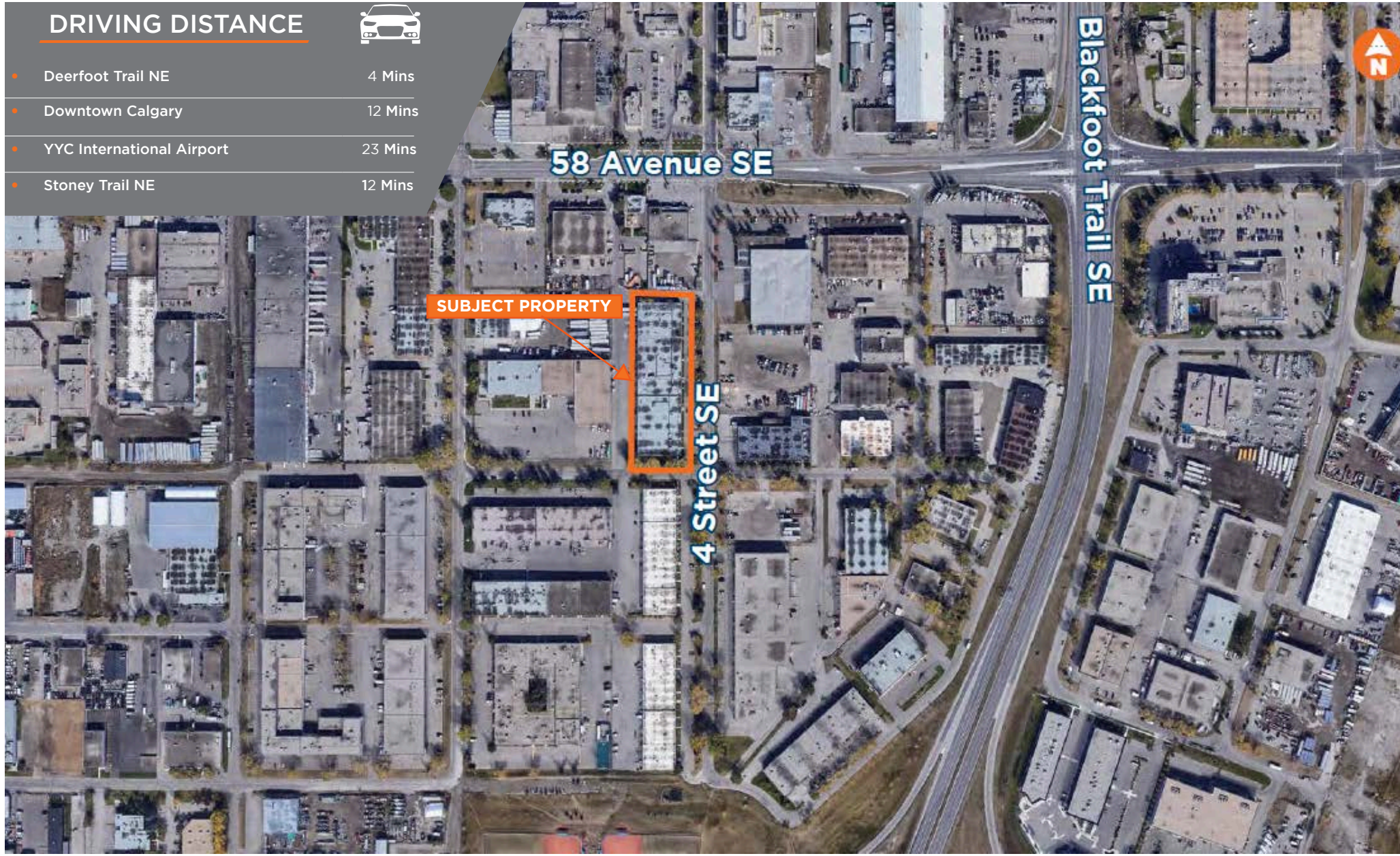




## DRIVING DISTANCE



- Deerfoot Trail NE 4 Mins
- Downtown Calgary 12 Mins
- YYC International Airport 23 Mins
- Stoney Trail NE 12 Mins



Lead Agent

**Harvey Aronovich**

Associate Vice President

| 403.560.2059 | harvey@cdnglobal.com |

**Tate Aronovich**

Associate

| 403.689.1079 | tate@cdnglobal.com |

**CDNGLOBAL**<sup>®</sup>

www.cdnglobal.com | 403.265.9966