



Centrally Located, Short Term Sublease Term

FOR SUBLEASE | Bay C5, 6215 - 3rd Street SE, Calgary | AB

Sublease Rate:

\$8.00 / SF

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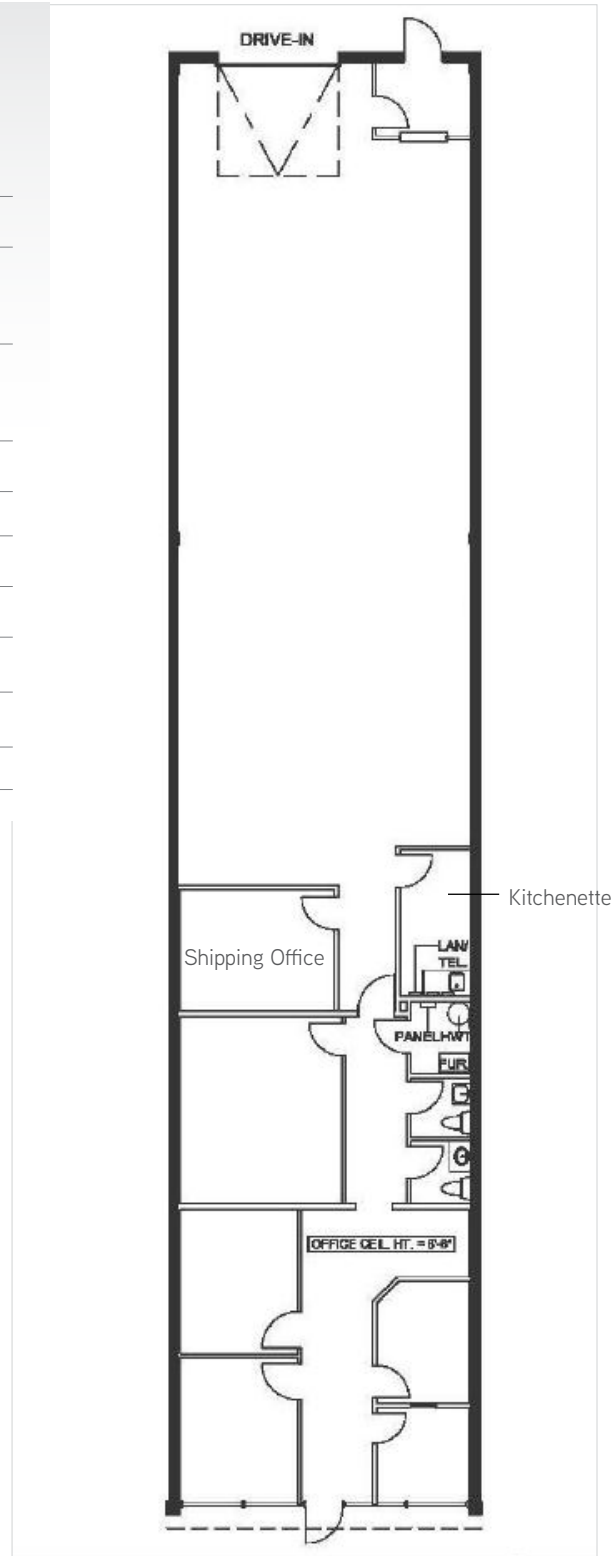


Specifications

District	Manchester Industrial Park
Zoning	I-G (Industrial General)
Location	The Property is located centrally on 3rd Street SE near Blackfoot Trail, Macleod Trail and close to Chinook Centre.
Available Area	Office/Showroom: ±1,093 SF Warehouse: ±1,905 SF Total: 2,998 SF
Ceiling Height	16' clear
Power	225A, 240V 3 Phase (To be verified)
Loading	One (1) drive-in door (10'w x 10'h)
Sublease Rate	\$8.00 per square foot
Operating Costs	\$5.40 per square foot (2020)
Term Expiry	November 30 th , 2020
Available	Immediate

Comments

- Fresh paint and carpet in office area
- Move-in ready
- Parking in front and in rear
- Centrally located; close to LRT station, Chinook Centre, and other amenities
- Quick access to Blackfoot Trail SE, Glenmore Trail, and Deerfoot Trail



FLOOR PLAN

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Contact us:

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CLOCKWISE FROM TOP:
Loading // Warehouse // Warehouse loading door // Office

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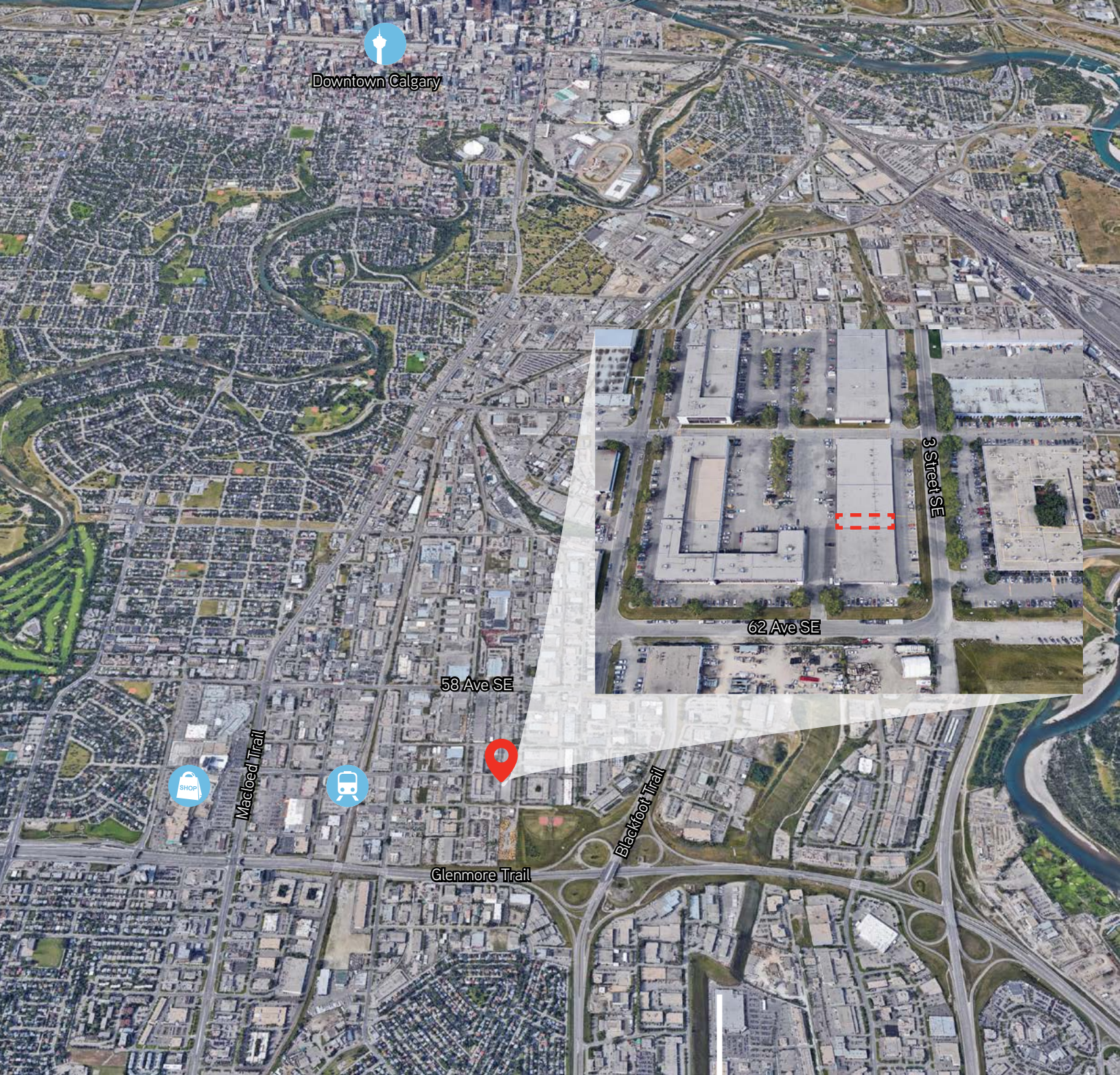
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MAP VIEW: 6215 - 3RD STREET SE

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