



GRASSROOTS
REALTY GROUP

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3, 6115 4 Street SE
Calgary, Alberta

MLS # A2265278



\$13 per sq.ft.

Division: Manchester Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,461 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Unit 3, 6143 4 Street SE is a centrally located industrial flex bay in Manchester Industrial Park, offering excellent functionality and visibility. The 3,461 SF space (office and warehouse areas TBV) features a 19' clear height, one 8'W x 10'H dock door with 53' trailer capacity, and 100-amp power (TBV)—making it ideal for distribution and logistics users. The property provides unmatched accessibility, just 15 minutes from downtown Calgary, with direct connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail. Available for immediate occupancy, this sublease opportunity runs until May 31, 2028, with a starting rate of \$13.50 PSF (plus escalations) and estimated 2025 operating costs of \$9.56 PSF.