

4429 6 Street NE, Unit 7

Calgary, Alberta

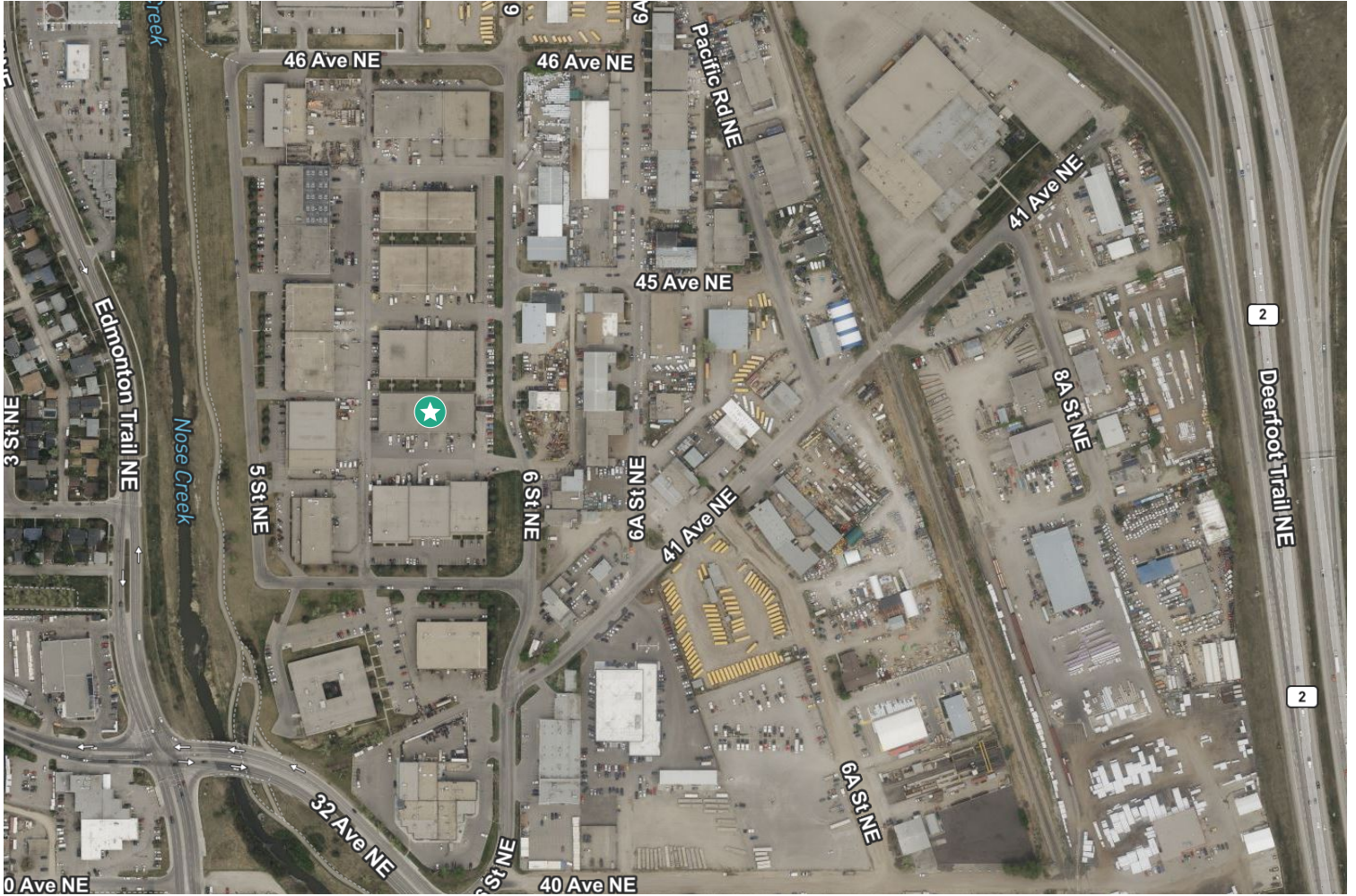
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±3,000 SF Office/Warehouse Unit



4429 6 Street NE, Unit 7

Calgary, Alberta | T2E 3Z6



Rentable Area	Office:	±990 SF
	Warehouse:	±2,010 SF
	Total Rentable Area:	±3,000 SF
	*Bonus Storage Mezzanine	

Zoning I-G (Industrial-General)

Loading 1 x Drive-in

Ceiling Height 18' in Warehouse

Power 200 Amp, 120/240 Volt (TBV)

Bay Width 30'

Operating Costs \$5.90 PSF

Lease Rate \$11.25 PSF (Year 1) + escalations

Availability January 1, 2024

I-G

Zoning

18'

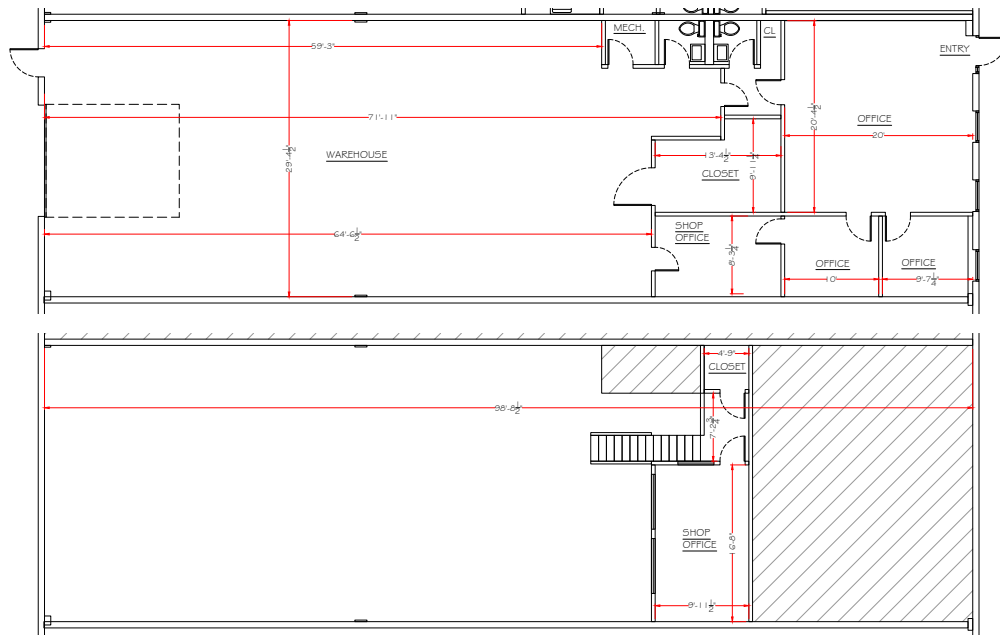
Ceiling Height

1xDI

Loading

Property Highlights

- + Rare central northeast small-bay opportunity in Pockar Business Park
- + Landlord standard improvements planned to commence January 2024, as-is deals available
- + Exceptionally located in a sought-after central Northeast Industrial node
- + Close proximity to several amenities such as various restaurants, retailers and the Calgary International Airport
- + Excellent access to major transportation roads including McKnight Boulevard NE, Deerfoot Trail and 16th Avenue/ Trans-Canada Highway



Rentable Area Breakdown

±990

Office (SF)

±2,010

Warehouse (SF)

±3,000

Total Rentable Area (SF)



Contact Us

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