



For Lease | Calgary, AB

6733 Fairmount Drive SE

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Property Overview

Specifications

District	Fairview
Zoning	Industrial General (I-G)
Second Floor	1,184 SF
Warehouse Area	2,291 SF
Total Available Area	3,475 SF
Ceiling Height	25' Clear
Loading	1 (12' x 14') drive-in door
Power	250 Amps, 347/600 Volt (TBV)
Op. Costs (2025)	\$8.27 PSF
Lease Rate	\$15.00 PSF
Availability	Immediately

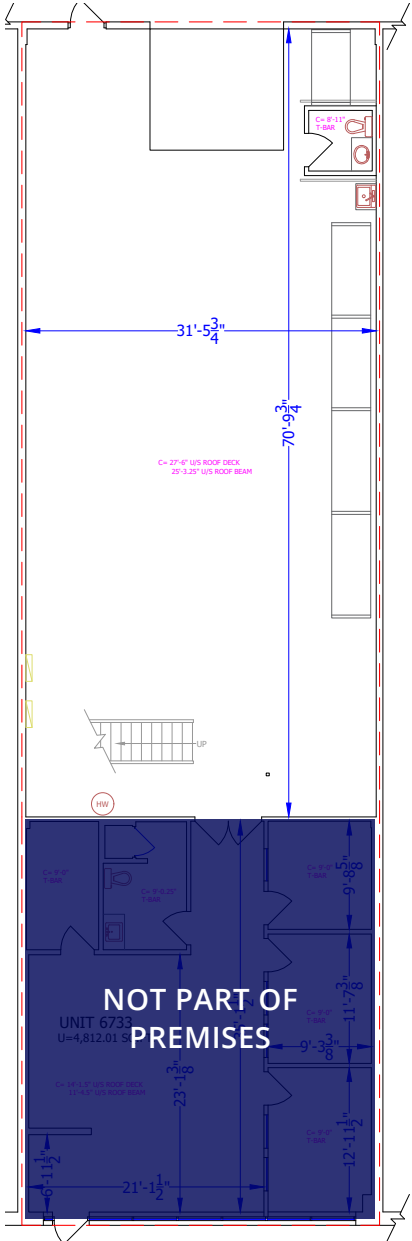
Comments

- Ideal for storage/low volume tenant (Landlord occupies main floor office only)
- Racking negotiable
- 2 parking stalls located in the rear of the building, additional parking negotiable
- Second Floor includes a kitchen, lounge area and office
- Sump
- Short term lease considered
- Centrally located with quick access to Glenmore, Macleod and Blackfoot Trail

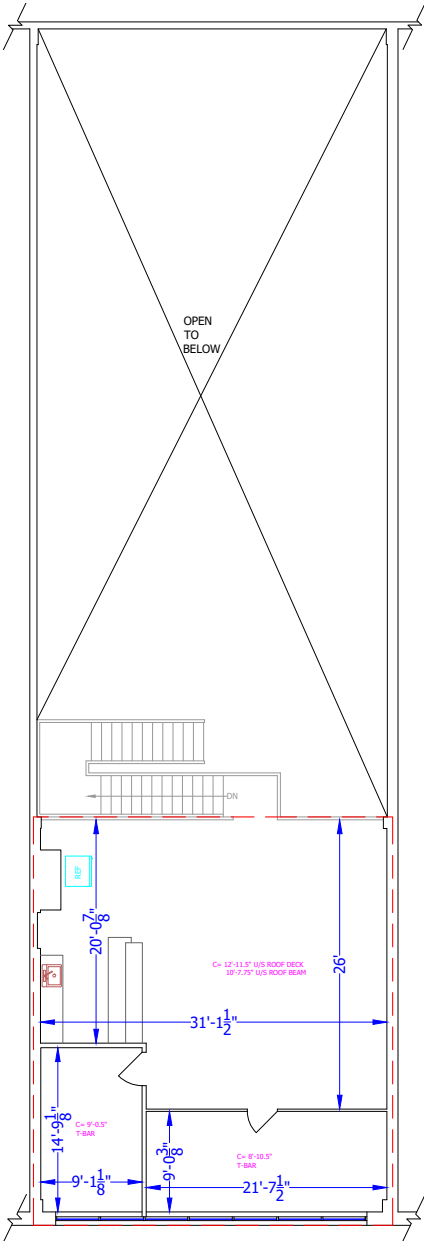


Property Floor Plan

MAIN FLOOR



SECOND FLOOR





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