

# FOR LEASE

BAYS 1-3 & BAY 5, 6143 4TH STREET SE

2,304 - 9,218 SQUARE FEET



## Property Highlights

### 2,304 - 9,218 Square Feet

- Located in Manchester
- Close to major amenities
- Good access to Macleod Trail and Blackfoot Trail
- Ample parking at the front and back of each bay
- Central location
- Fiber optic in the building

## Various Leasing options

- Can be demised to 2,304 sq. ft. (Bay 5)
- Bays 1 - 3 — 6,914 sq. ft. with one man door and 1 Dock door
- Bays 5 — 2,304 sq. ft. 1 Dock door

For information and options on this property contact:

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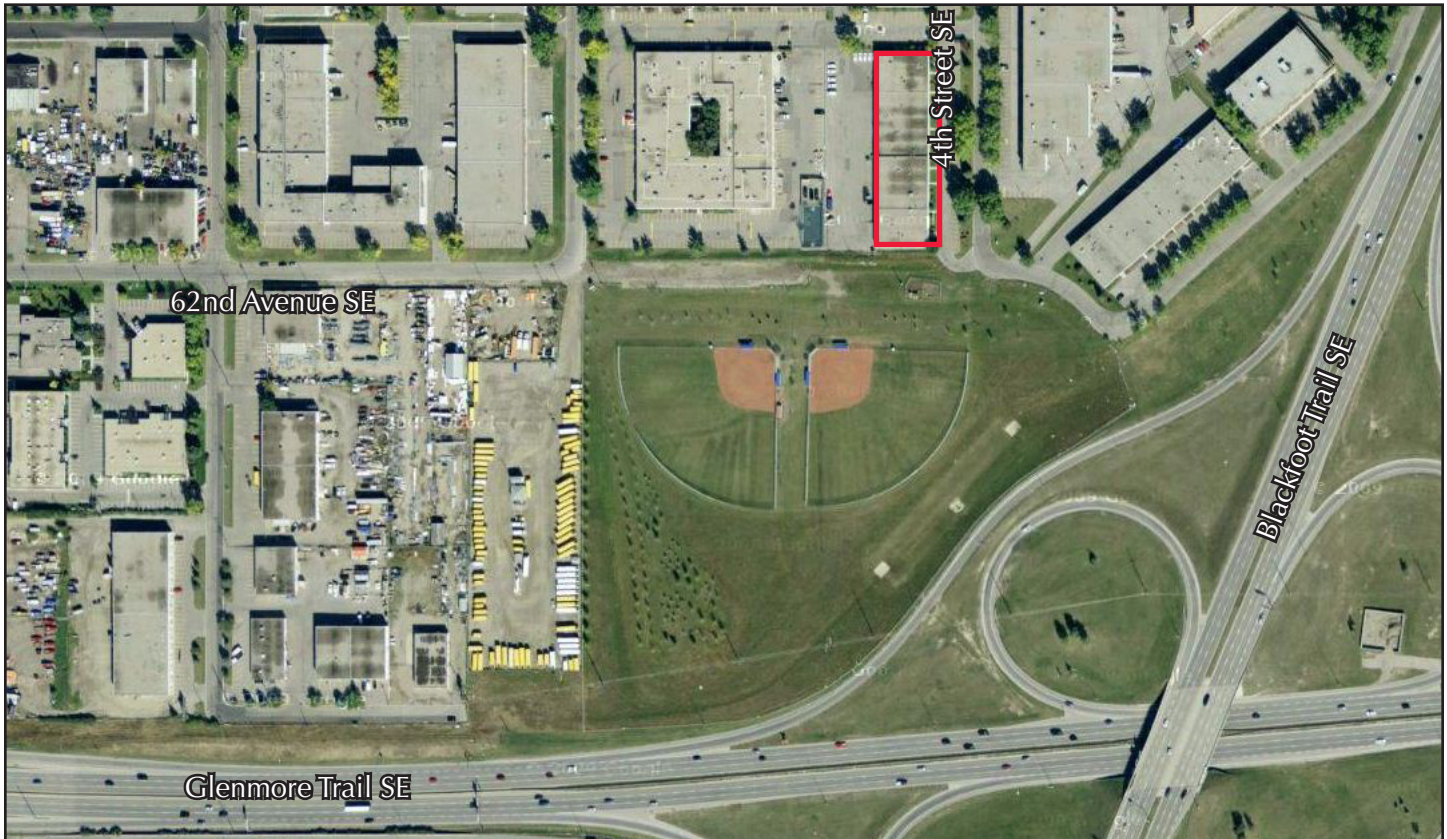
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Bays 1-3 & Bay 5, 6143 4th Street SE

## LOCATION MAP



### PROPERTY DETAILS

District:	Manchester
Zoning	I-G
Loading:	2 Dock doors
Power:	200 Amp
Net Rent:	\$13.00
Op. Costs:	\$3.85
Ceiling Height:	14'
Office and common area:	7,804 sq. ft.
Warehouse:	1,412 sq. ft.
Total:	9,218 sq. ft.
Smallest Divisible Area	2,304 sq. ft.



\*All area dimensions to be verified

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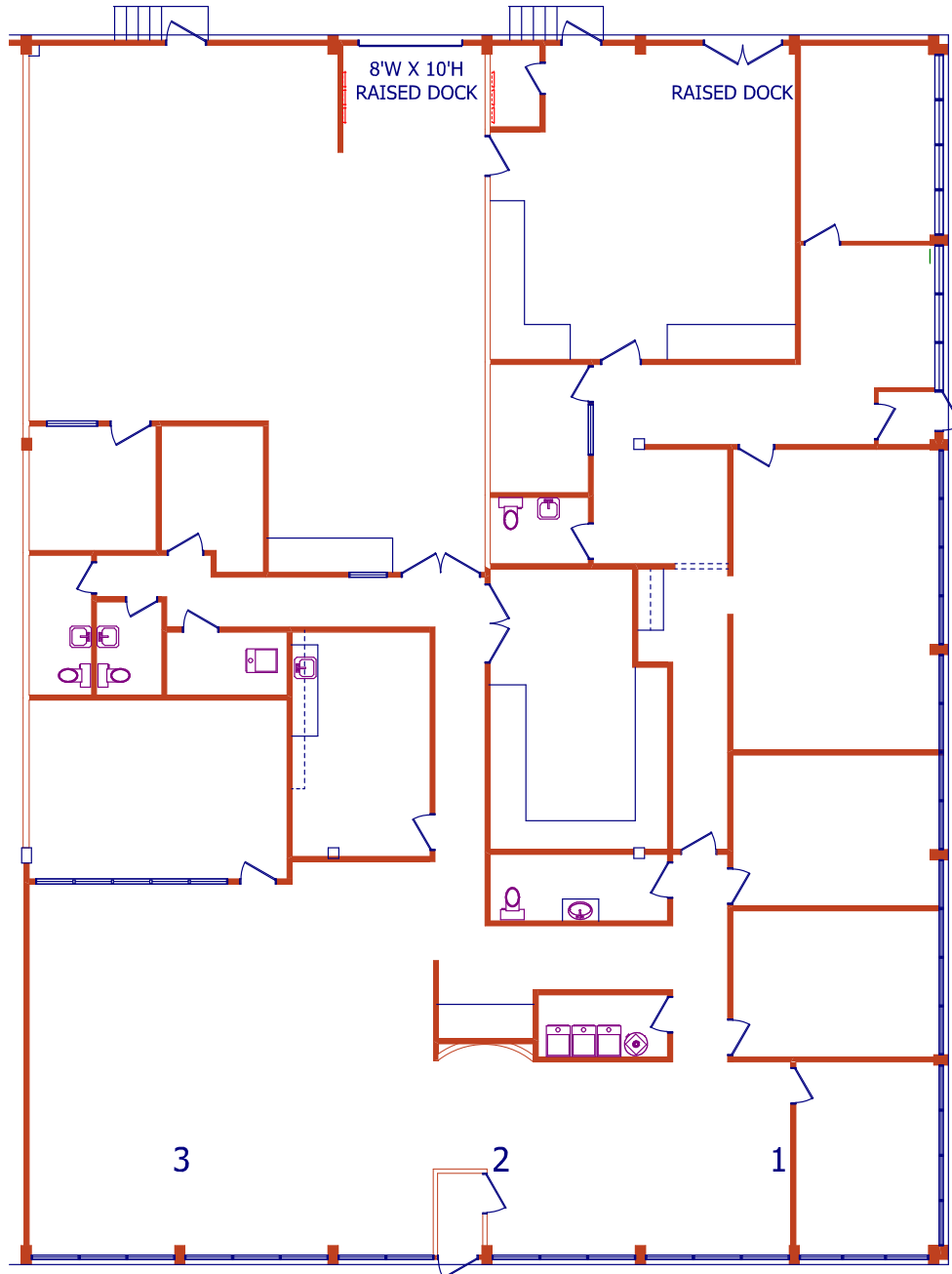
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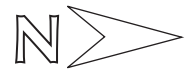
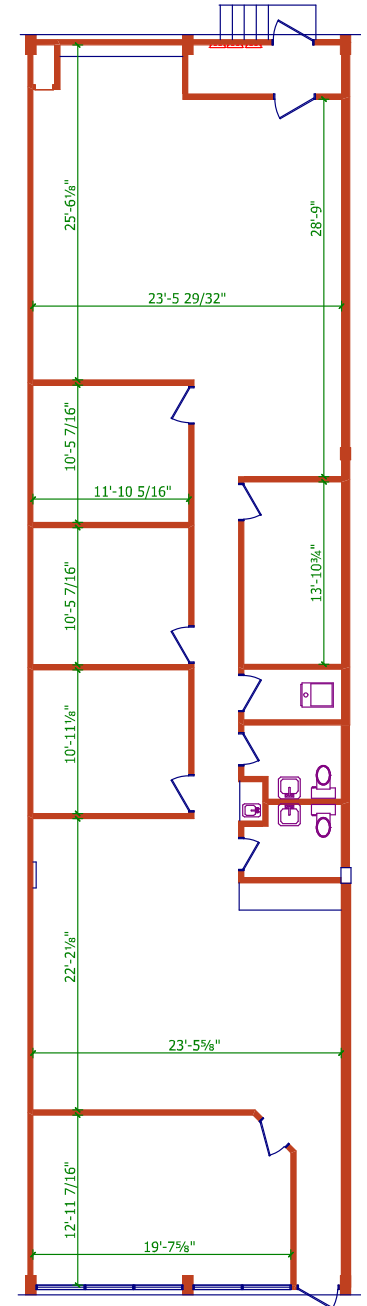
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## FLOOR PLANS

Bays 1 - 3



Bay 5



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