

6120 11 Street SE, Bay 9 & 10

Calgary, Alberta

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5,505 SF Warehouse Unit with Office/Showroom



6120 11 Street SE, Bay 9 & 10

Calgary, Alberta | T2H 2L7



Rentable Area	Office/Showroom:	3,520 SF
	Warehouse:	1,985 SF
	Total Rentable Area:	5,505 SF
Zoning	I-G (Industrial-General)	
Loading	2 x Dock (8'x10')	
Ceiling Height	14' Clear	
Power	200 Amp	
Lease Rate	\$12.00 PSF	
Operating Costs	\$7.34 PSF	
Availability	August 1, 2022	

For Lease

I-G

Zoning

\$7.34

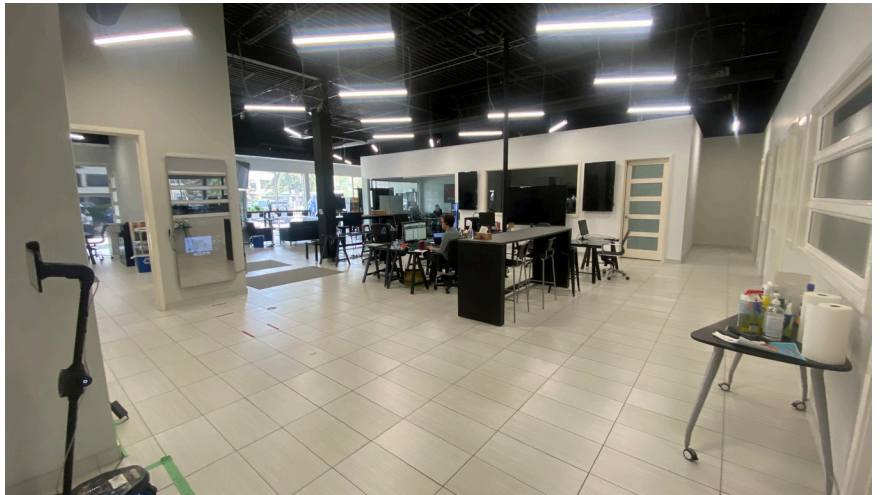
Operating Costs (PSF)

\$12.00

Lease Rate (PSF)

Property Highlights

- + Direct exposure onto the high traffic 11th Street SE
- + Large open concept showroom area with mix of private offices and breakout rooms
- + Landlord to upgrade warehouse lighting to LED
- + Easy access to Glenmore Trail and Blackfoot Trail SE
- + Located minutes from Deerfoot Meadows Shopping Centre which offers a wide variety of employee and customer amenities
- + Surface parking available



Rentable Area Breakdown

3,520

Office/Showroom (SF)

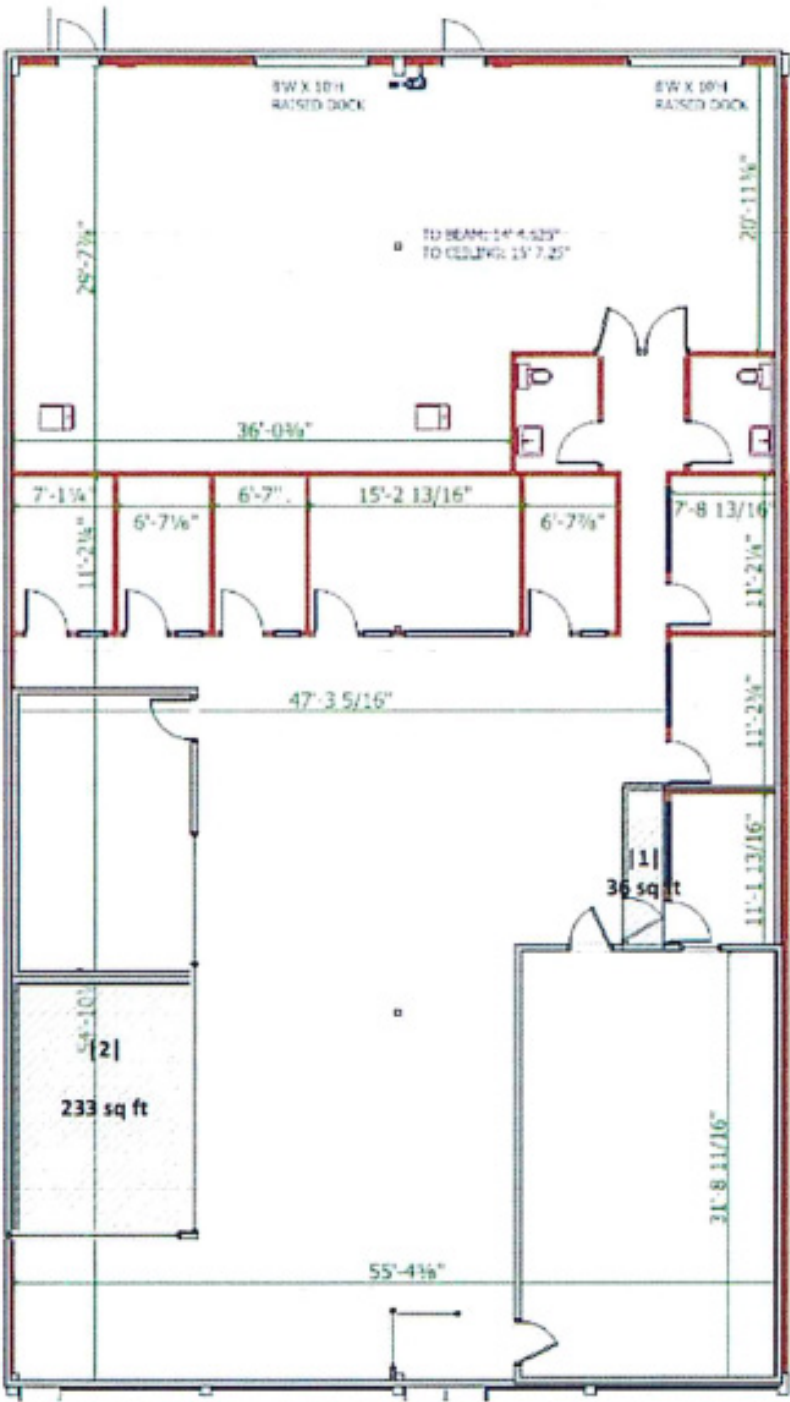
1,985

Warehouse (SF)

5,505

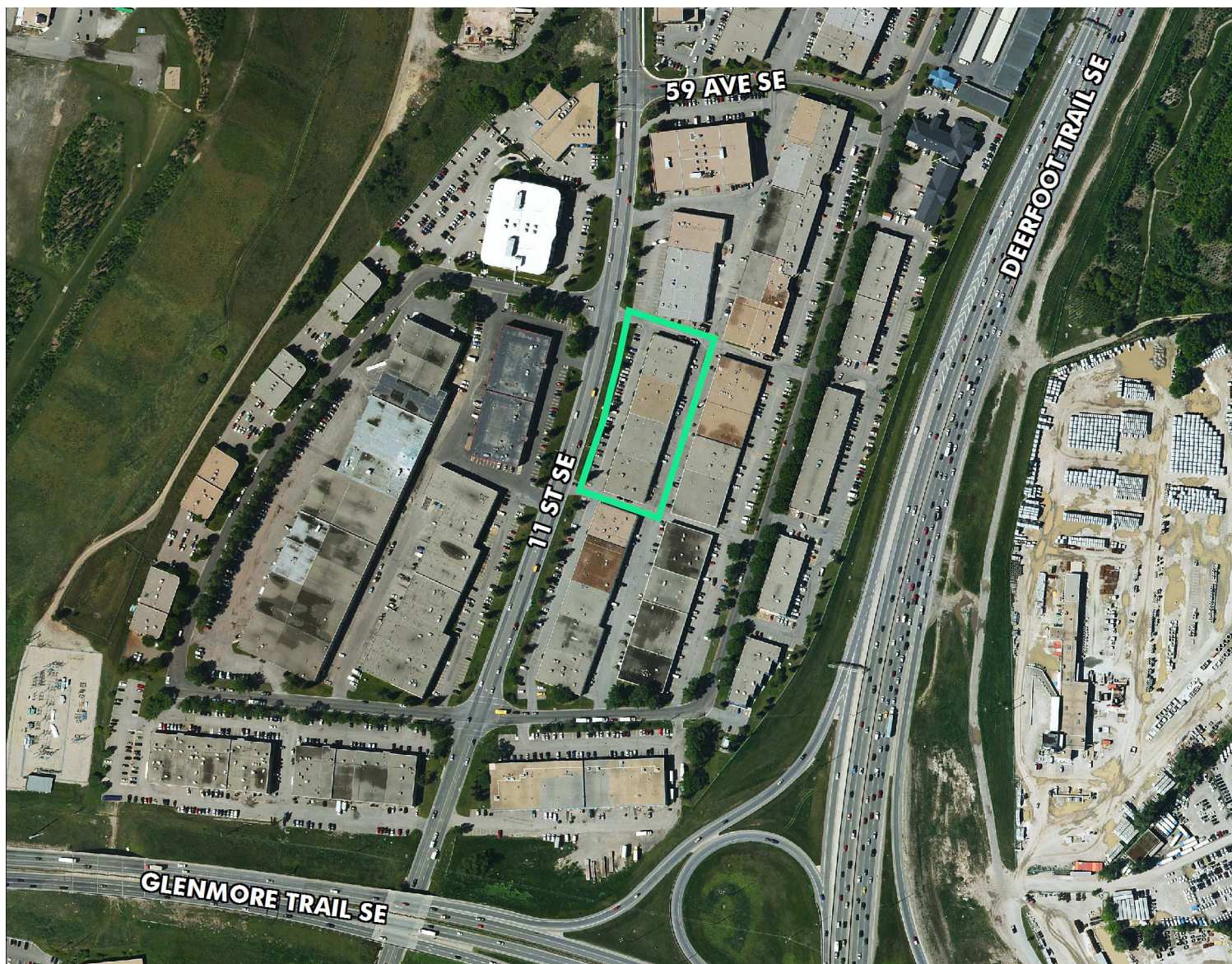
Total Rentable Area (SF)

Floor Plan



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For Lease



Contact Us

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