\$14 - 3, 6143 4 Street Se, Calgary

MLS® #A2265278

\$14

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

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)â€"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.

Built in 1974

Essential Information

MLS®# A2265278

Price \$14 Bathrooms 0.00 Acres 0.00 Year Built 1974

Type Commercial

Sub-Type Industrial Status Active

Community Information







Address 3, 6143 4 Street Se

Subdivision Manchester Industrial

City Calgary

County Calgary

Province Alberta

Postal Code T2H2H9

Additional Information

Date Listed October 17th, 2025

Days on Market 18

Zoning I-G

Listing Details

Listing Office CDN Global Advisors Ltd.

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