

Reduced Rate!



 **JLL** SEE A BRIGHTER WAY

For Sublease

5915 - 3 Street SE

Warehouse and Showroom Space

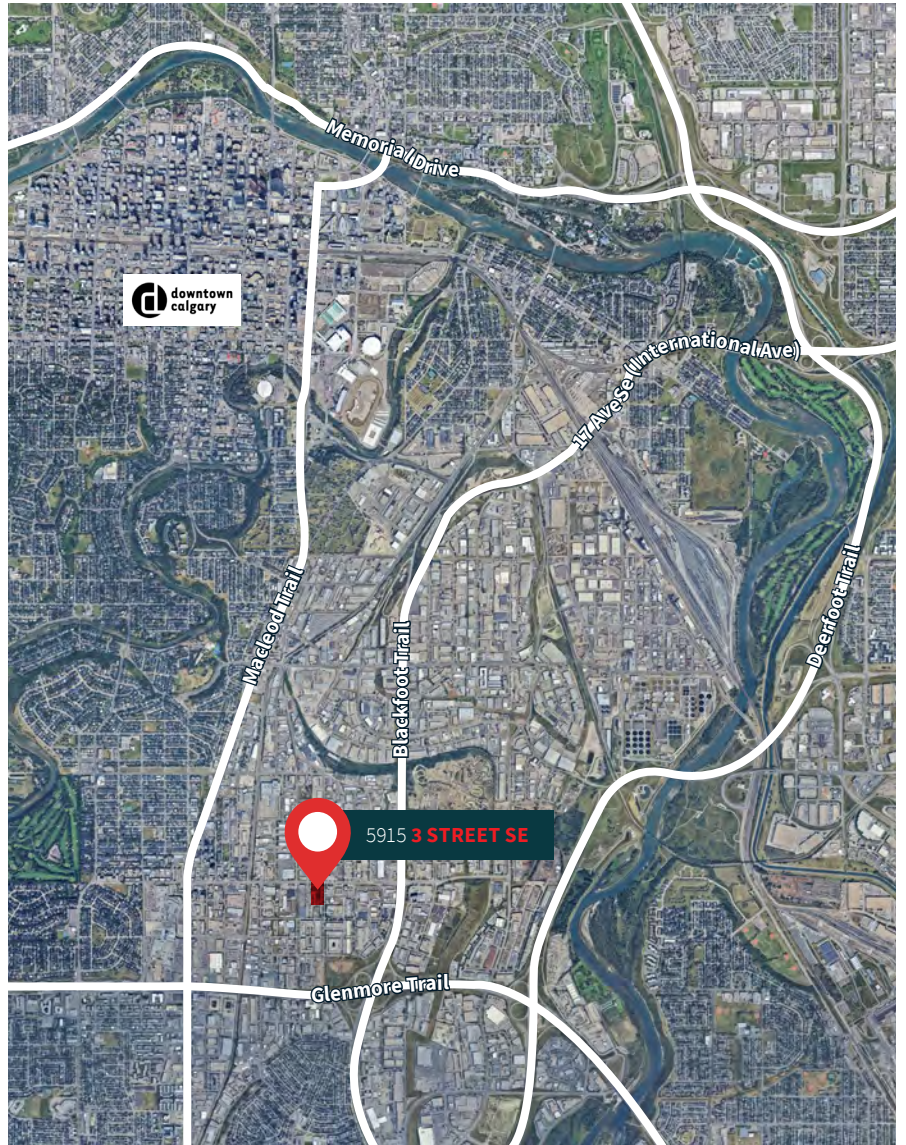
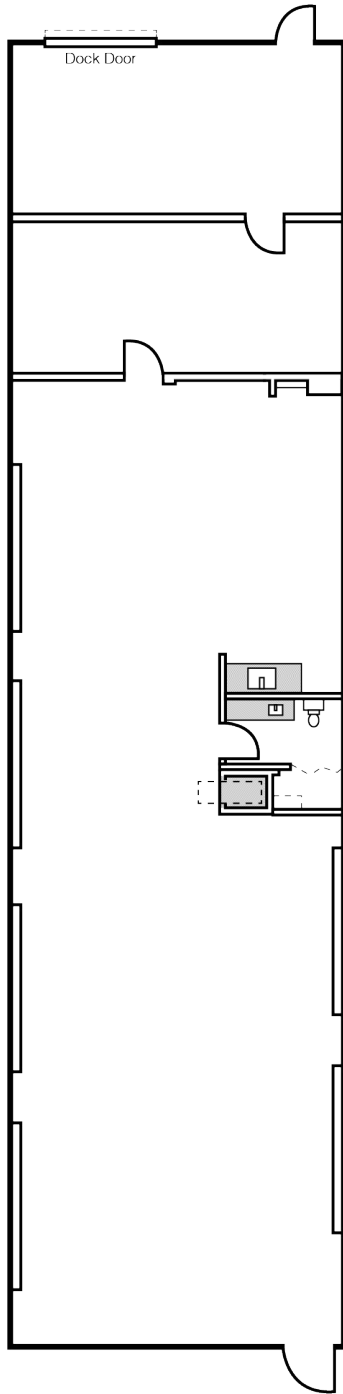
- Located in the Central Southeast market
- Flexible I-C (Industrial-Commercial) zoning
- Ample parking in front and additional triple row parking in rear
- Rare dock loading unit
- Close proximity to downtown and central SE roadways

Property Details



District	Manchester	Loading	1 Dock Door
Zoning	I-C (Industrial Commercial)	Sublease Rate	\$14.00 p.s.f. \$11.75 p.s.f.
Size	2,283 s.f.	Op. Cost	\$8.42 (2025 est.)
Ceiling Height	14'6" clear	Sublease Expiry	April 29, 2029
Heating	<ul style="list-style-type: none">• Furnace equipped with A/C• Unit heaters in warehouse	Available	Immediately

Floor Plan and Site Map



Drive Times & Destinations

Glenmore Trail → **3 min. / 1.7 km**

Deerfoot Trail → **4 min. / 3.3 km**

Trans-Canada Highway → **12 min. / 10.9 km**

Stoney Trail East → **12 min. / 12.0 km**

Downtown Calgary → **10 min. / 6.0 km**

Calgary International Airport → **18 min. / 20.9 km**

Contact us for more information

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