

# For Sublease

5915 - 3 Street SE

### Warehouse and Showroom Space

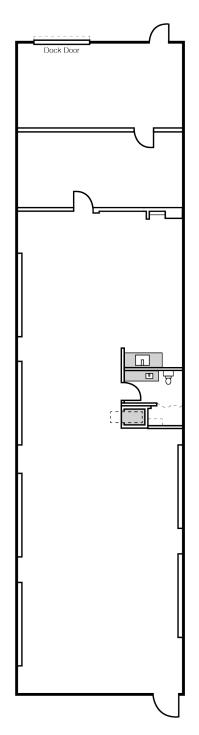
- Located in the Central Southeast market
- Flexible I-C (Industrial-Commercial) zoning
- Ample parking in front and additional triple row parking in rear
- Rare dock loading unit
- Close proximity to downtown and central SE roadways

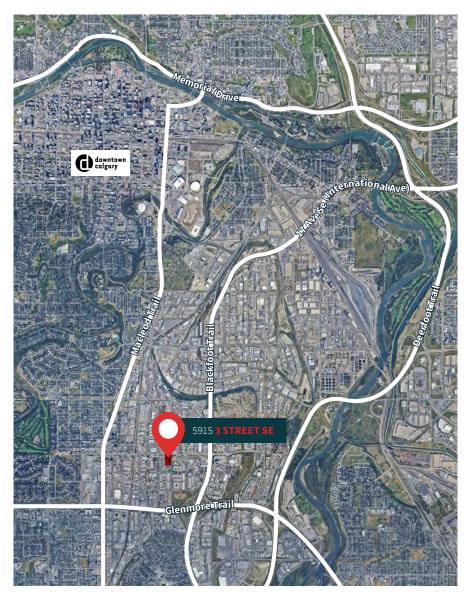
## Property Details



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><li>Furnace equiped with A/C</li><li>Unit heaters in warehouse</li></ul>	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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