NATIONAL INVESTMENT TEAM | CALGARY

DETAILS







TOTAL NRA: 66,682 SF **TOTAL SITE SIZE:** 3.43 ACRES



- Centrally-located 66,682 SF small-bay industrial building
- Situated in the Manchester Industrial district, the property has efficient access to the City's major transportation routes, close proximity to Downtown and Chinook Centre
 - Flexible bay sizes of 1,300, 3,800, and 5,200 SF, accommodating a wide variety of tenant requirements

6130 4^{тн} STREET SE

FOR MORE INFORMATION, PLEASE CONTACT:

DUNCAN MACLEAN

Senior Vice President 403 750 0800 duncan.maclean@cbre.com

SOLD

DREW REDEKOPP Sales Associate 403 750 0504 drew.redekopp@cbre.com RICHIE BHAMRA Senior Vice President 403 303 4569 richie.bhamra@cbre.com

THOMAS LEE Financial Analyst 403 716 2346 thomas.j.lee@cbre.com **GEOFF MAR** Senior Vice President 403 750 0512 geoff.mar@cbre.com

MEAGAN PITRE Client Services Assistant 403 294 5703 meagan.pitre@cbre.com **TYLER ALLEN** Associate Vice President 403 750 0521 tyler.allen@cbre.com

ADVISOR - GARRY BERES Vice Chairman 403 750 0522 garry.beres@cbre.com

GREC JOBAGY Director, Financial Analysis 403 750 0515 greg.jobagy@cbre.com

CBRE

This disclaimer shall apply to CBRE Limited, real estate brokerage, and to all other divisions of the corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not recrease and completeness of the Information. CBRE Idoes not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The Information may change and any property describes as the recipient form the market at any time without notice or obligation to the recipient form CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related orompanies in other countries. All Rights Reserved.