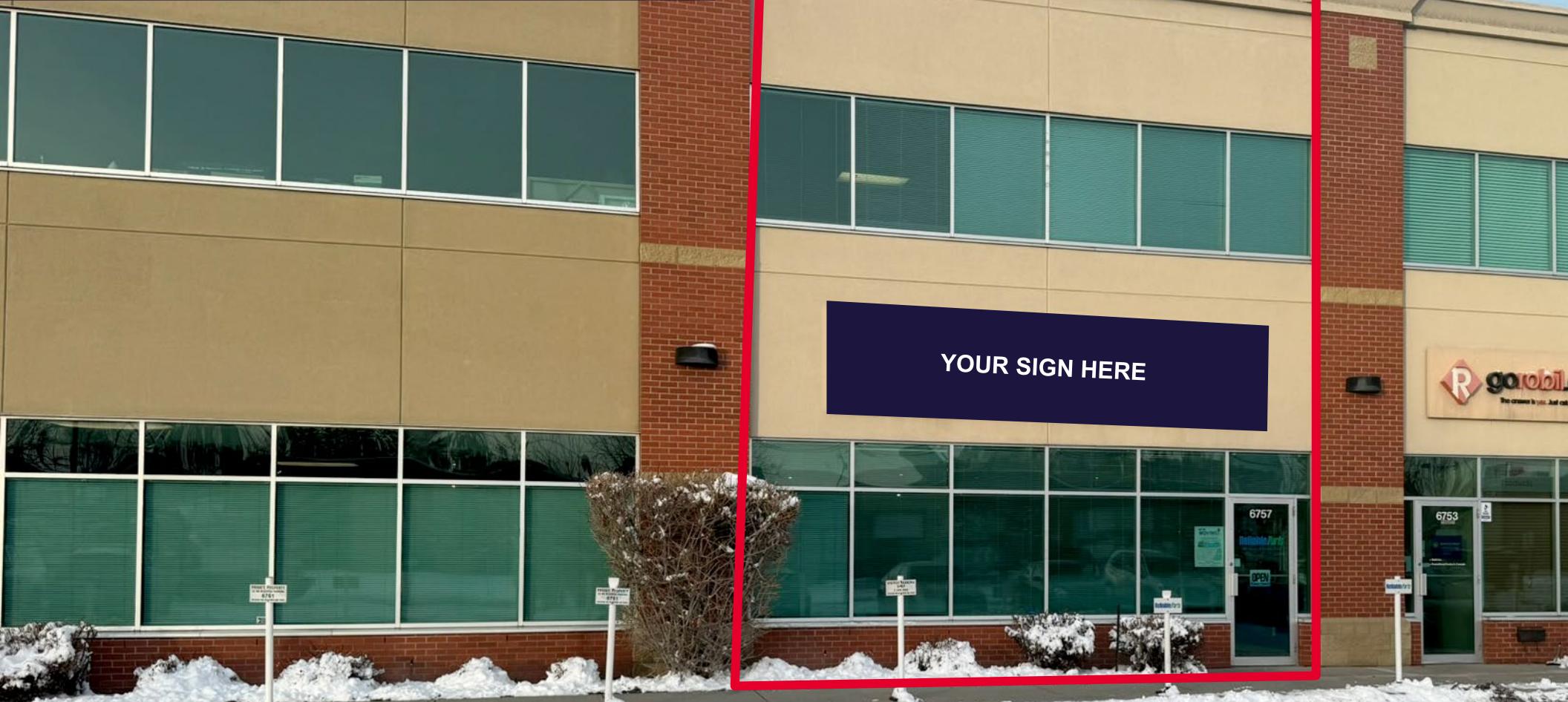


# FOR SUBLEASE

**6757 FAIRMOUNT DRIVE, SE  
CALGARY, AB**



**TURNKEY WAREHOUSE WITH SHOWROOM  
AND MEZZANINE**



**±4,037 SF  
AVAILABLE**

# PROPERTY SUMMARY

## 6757 Fairmount Drive SE

### Property Features:

Ideally located in SE Calgary's Fairmount Business Centre, offering immediate access to Macleod Trail and Glenmore Trail, within walking distance to Chinook LRT station.

The buildout features an open showroom, warehouse space, and a mezzanine equipped with a private office and a kitchenette.

**Municipal Address:** 6757 Fairmount Drive SE, Calgary AB

**Zoning:** I-G (Industrial General)

**Main Level:** ±3,028 sf

**Mezzanine:** ±1,009 sf

**Total Space Available:** ±4,037 sf

**Clear Height:** 25'

**Loading:** 1 (12' x 14') Drive-in Door

**Power:** 60 Amp, 600 Volt, 3-Phase

**Parking:** Double row parking with 4 dedicated stalls

**Sublease Rate:** \$15.00 psf

**Op. Cost (2026):** \$11.29 psf

**Availability:** February 1, 2026

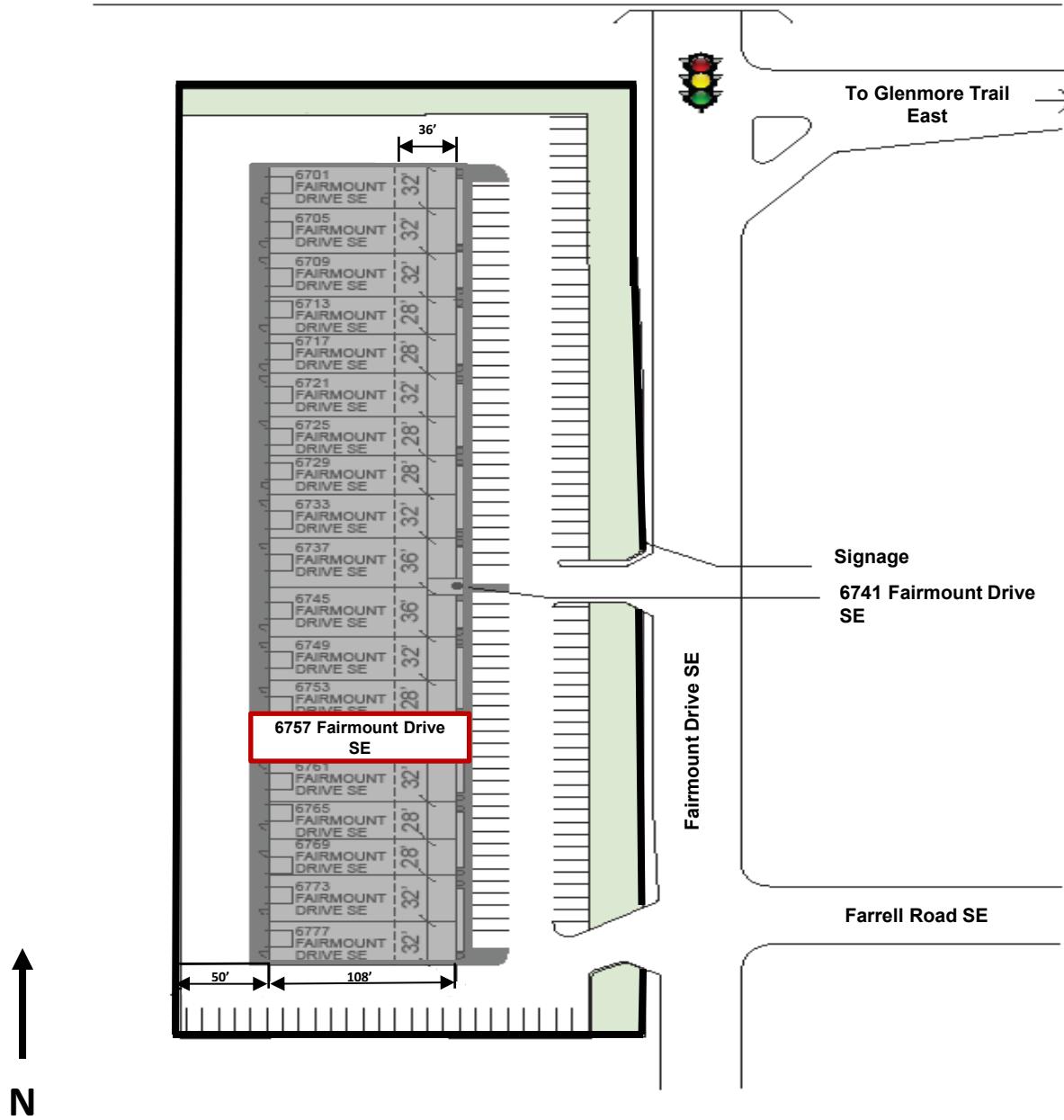
**Sublease Expiry:** July 30, 2027



# SITEPLAN

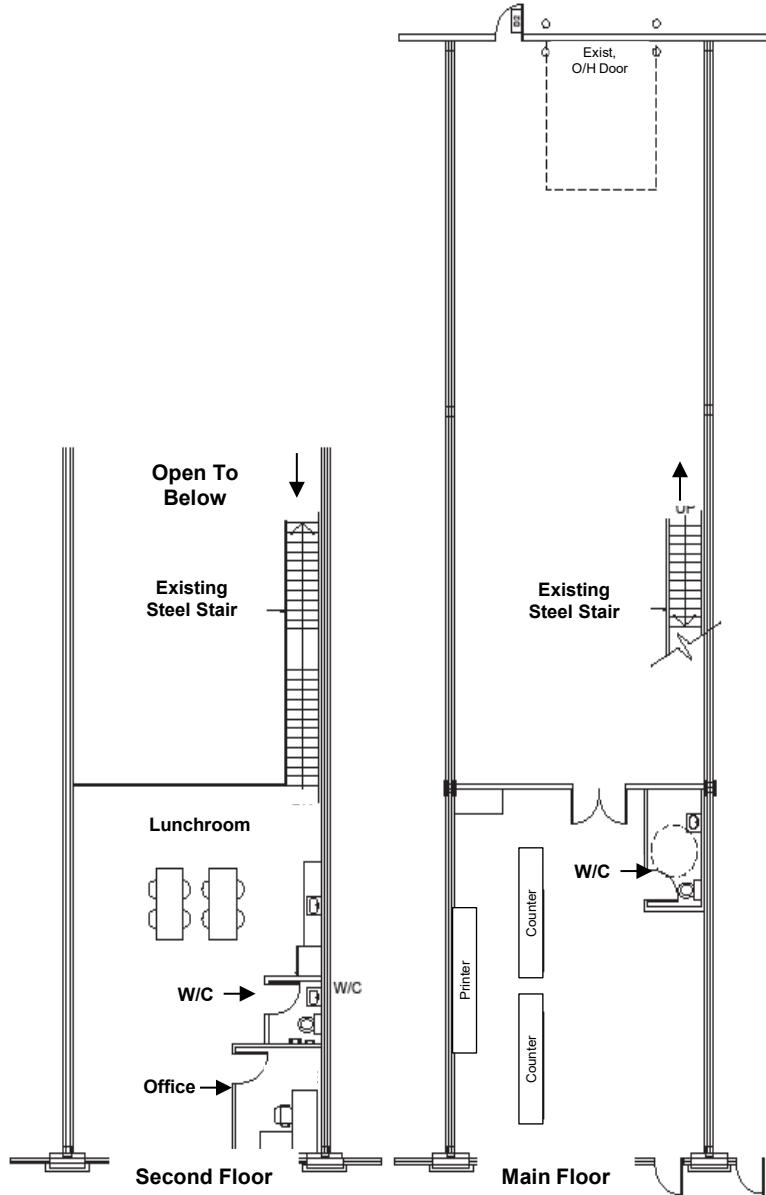
## 6757 Fairmount Drive SE

Glenmore Trail SE (Above)



# FLOOR PLAN & PHOTOS

## 6757 Fairmount Drive SE



# LOCATION

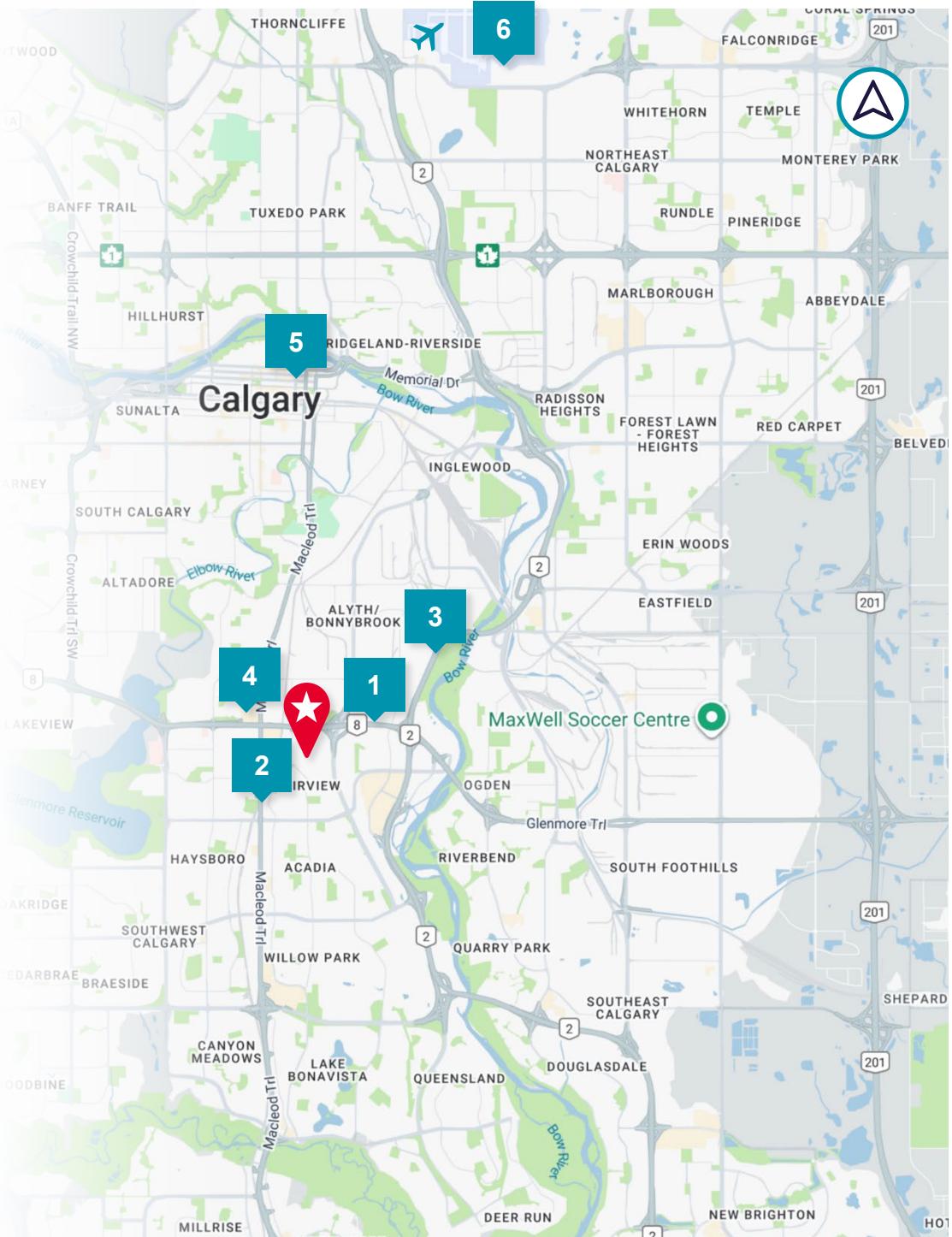
## 6757 Fairmount Drive SE

### Major Roads and Destinations

1	Glenmore Trail	< 1 min	0.3 km
2	Macleod Trail	5 min	1.8 km
3	Deerfoot Trail	9 min	4.5 km
4	Chinook LRT	3 min	1.2 km
5	Downtown Calgary	14 min	7.1 km
6	Calgary International Airport	19 min	24.5 km



6757 Fairmount Drive SE  
Calgary, AB





## FOR MORE INFORMATION, CONTACT:

**Mike Warner, SIOR, CCIM**  
Executive Vice President  
Industrial Sales & Leasing  
+1 403 681 0123  
[mike.warner@cushwake.com](mailto:mike.warner@cushwake.com)

**Shae Halpin**  
Senior Associate  
Industrial Sales & Leasing  
+1 403 968 2621  
[shae.halpin@cushwake.com](mailto:shae.halpin@cushwake.com)

250 6th Avenue SW,  
Suite 2400  
Calgary, Alberta T2P 3H7  
+1 403 261 1165  
[cushmanwakefield.ca](http://cushmanwakefield.ca)

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

