

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.

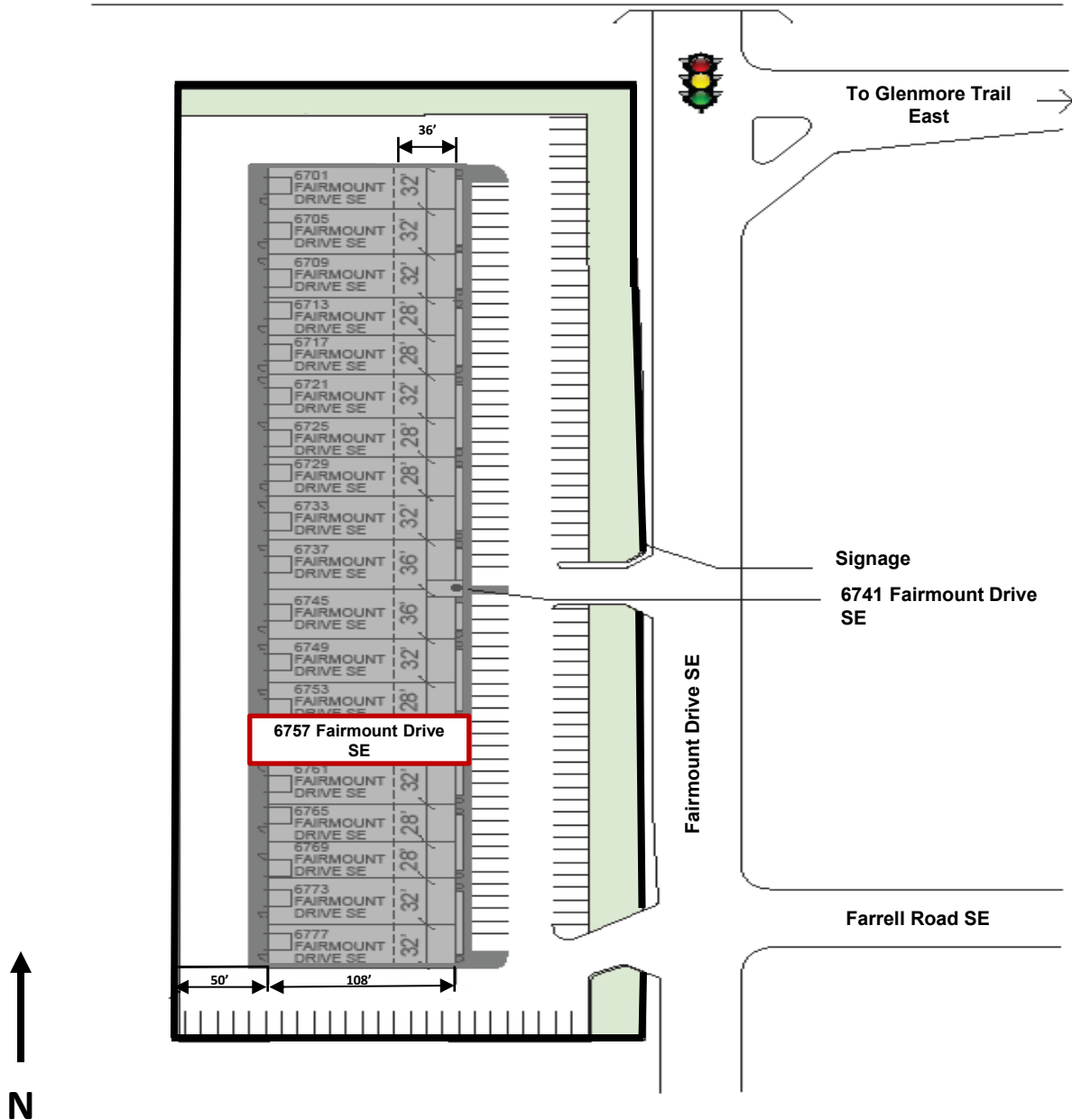
Municipal Address:	6757 Fairmount Drive SE, Calgary AB
Zoning:	I-G (Industrial General)
Main Level:	3,028 sf
Mezzanine:	1,009 sf
Total Space Available:	±4,037 sf
Clear Height:	25'0"
Loading:	1 (12' x 14') Drive-in Door
Power:	60 Amp, 600 Volt, 3-Phase
Parking:	Double row parking with 4 dedicated stalls
Sublease Rate:	\$15.00 psf
Op. Cost (2025):	\$8.27 psf
Availability:	February 1, 2026
Sublease Expiry:	July 30, 2027



SITEPLAN

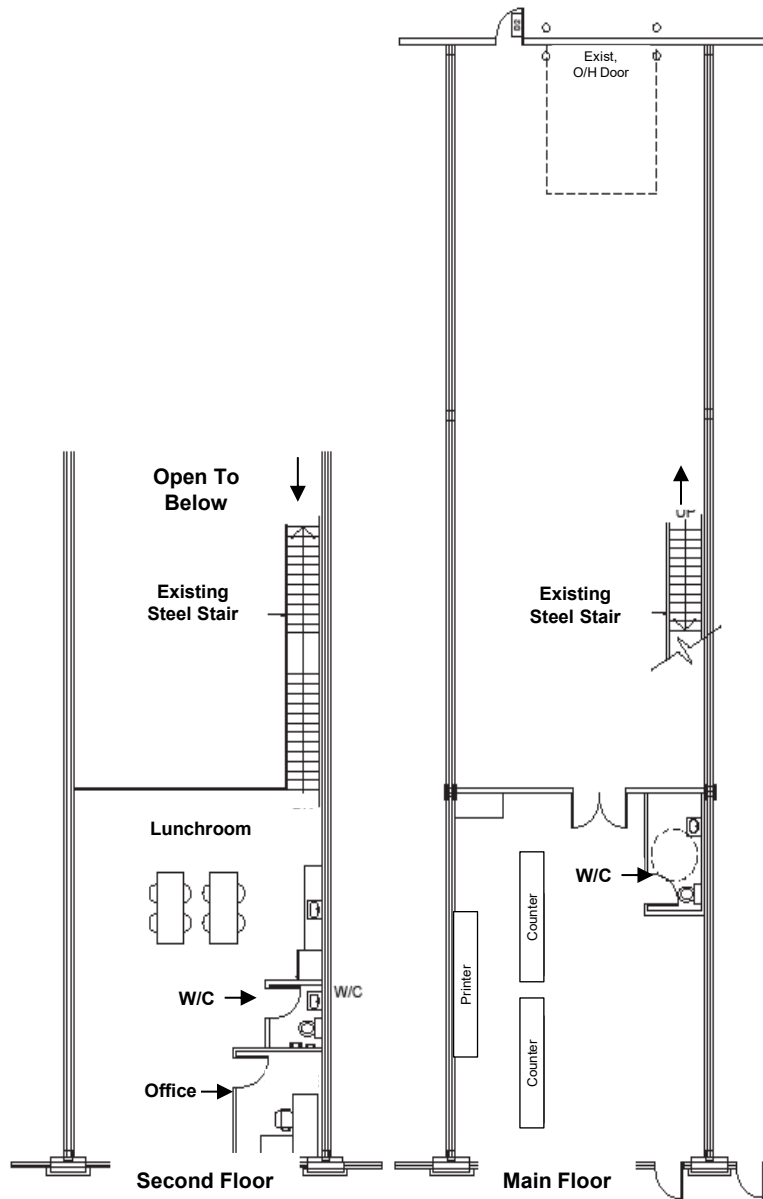
6757 Fairmount Drive SE

Glenmore Trail SE (Above)



FLOOR PLAN & PHOTOS

6757 Fairmount Drive SE



LOCATION

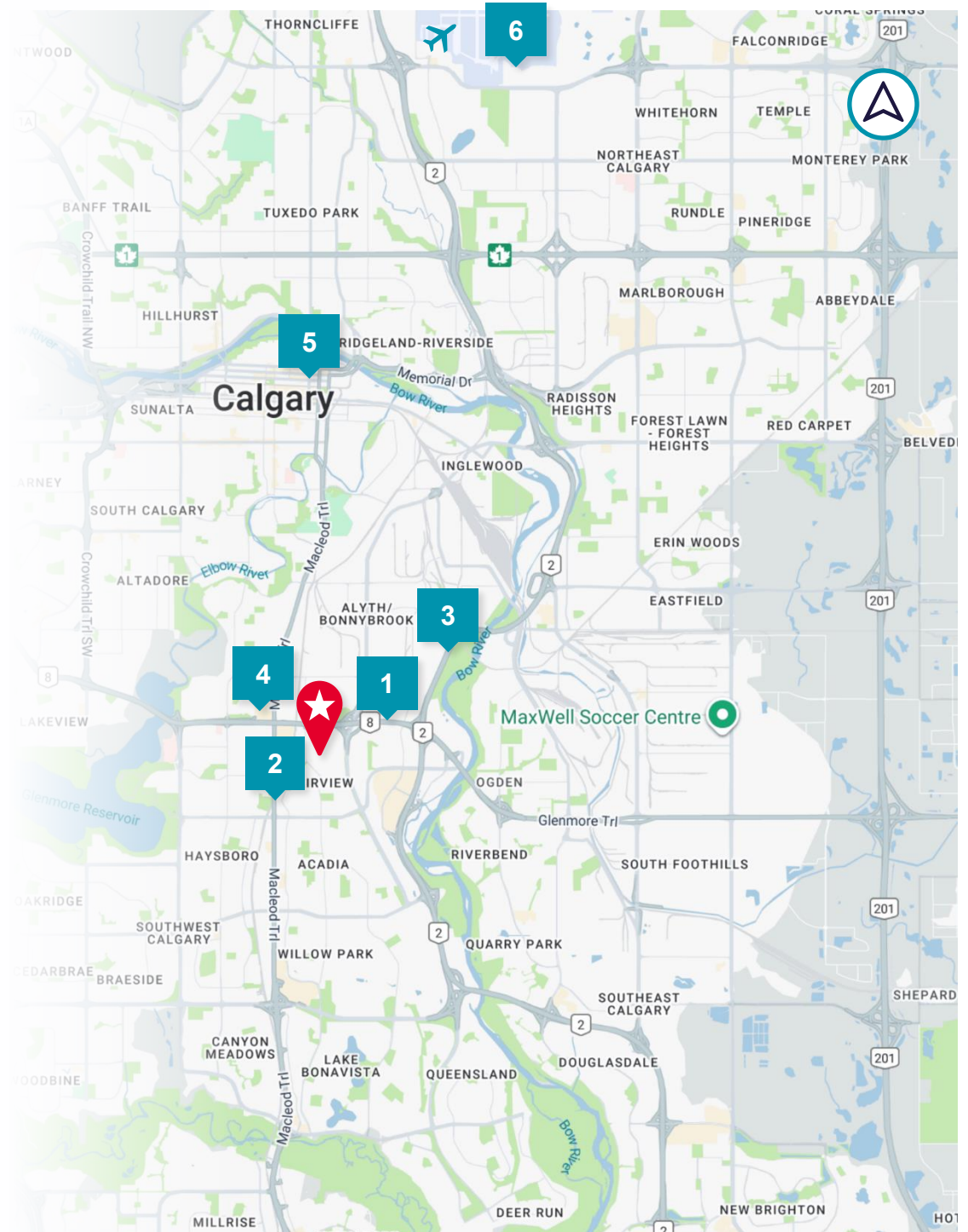
6757 Fairmount Drive SE

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:

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