



Warehouse Flex Bay in Manchester Industrial

PROPERTY HIGHLIGHTS

- Located in a well maintained building with great signage exposure.
- Central Calgary location with convenient access to major amenities and services.
- Quick and easy access to Macleod Trail & Blackfoot Trail SE, Glenmore Trail, and Deerfoot Trail.
- Functional layout offering a combination of showroom and warehouse space.
- Ample parking available at both the front and rear of the bay.
- Features dock loading capable of accommodating 53' trailers.
- Includes a large showroom ideal for retail, display, or customer-facing operations.

LEASE DETAILS

TOTAL AREA	±2,304 SF
LEASE RATE	\$16.00 PSF
OP COST	\$7.14 PSF (2026)
ZONING	I-G (Industrial General)
LOADING	1 Dock door
CEILING HEIGHT	14' clear
POWER	400 Amp (TBV)
PARKING	Abundant
OCCUPANCY	Negotiable

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For more information,
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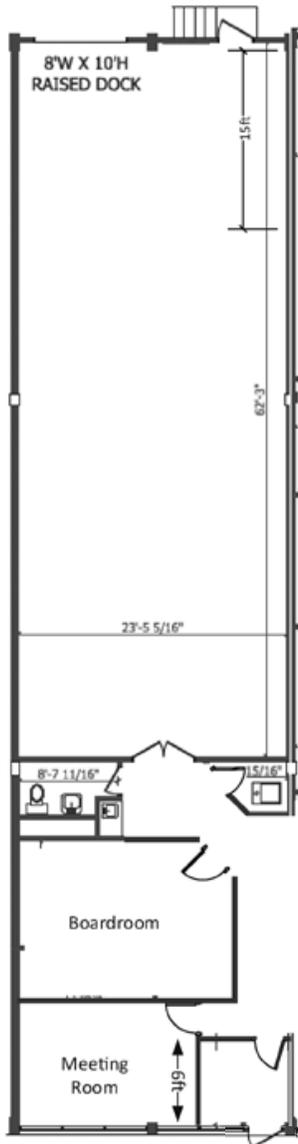


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PROPERTY FLOOR PLAN



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PROPERTY LOCATION



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