



ABOUT THE PROPERTY

- » Modern, upscale industrial condominium offering functional small-bay space for a variety of personal and professional uses
- » TELUS fibre infrastructure and telecom rough-ins in place to support modern data and communication needs
- » Dedicated parking stalls in front of the unit, plus bike racks and on-site mailboxes
- » LED lot and exterior lighting for enhanced visibility
- » Secured garbage and recycling enclosure
- » Building and site security cameras providing a secure, professionally maintained environment
- » Central Calgary location with convenient access to Memorial Drive, Deerfoot Trail, Barlow Trail, and nearby LRT service
- » ***Automotive service uses are not permitted***

LEASE DETAILS

TOTAL SIZE	±1,822 SF (±1,350 SF main; ±472 SF mezzanine)
ZONING	I-C (Industrial Commercial)
LOADING	1 Drive-in Door (12' x 14')
CEILING HEIGHT	18'
HVAC	CO/NO ₂ detection system
POWER	208/120V, 3Phase, 100Amp
PARKING	In front of the unit
OP COST	\$9.72 PSF (2026)
LEASE RATE	Market
LEASE TERM	5 Years
AVAILABILITY	February 1, 2027

For more information,
please contact:



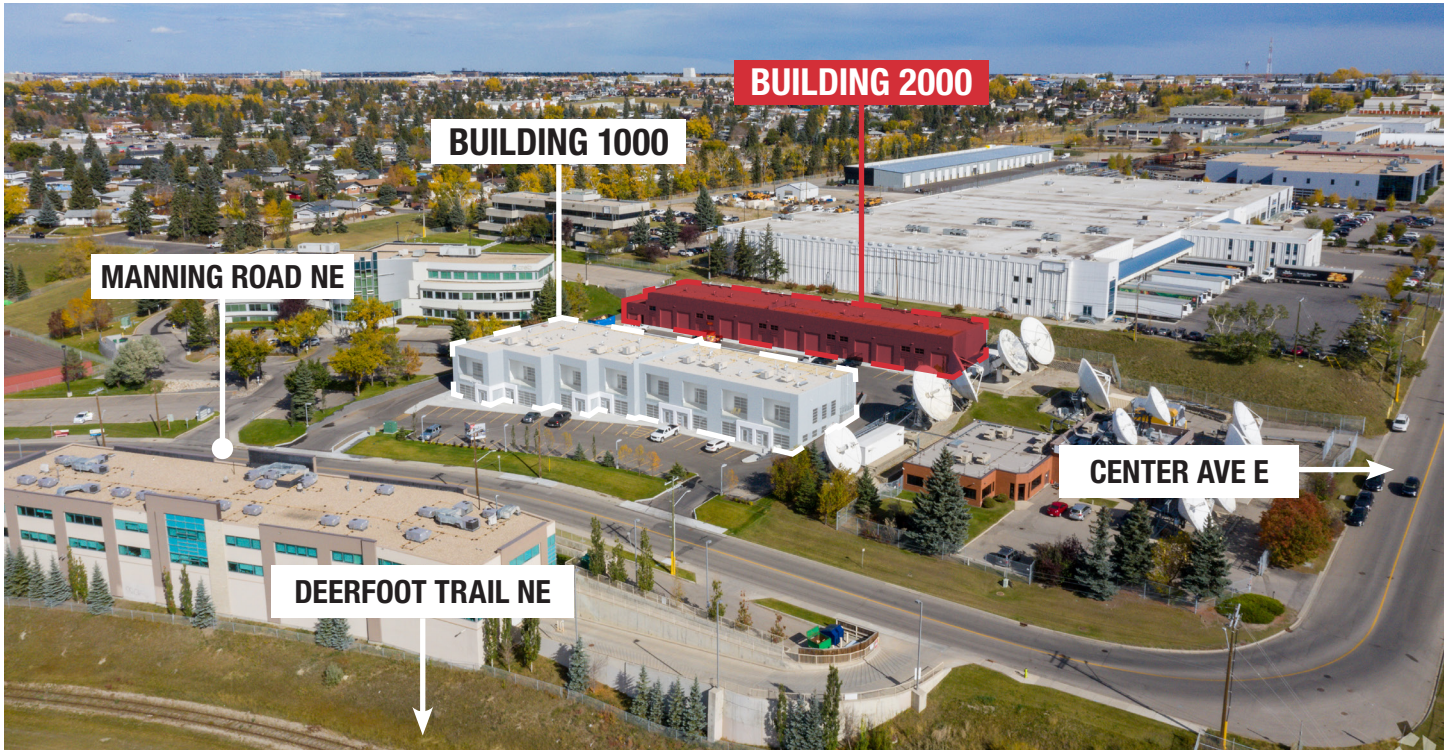
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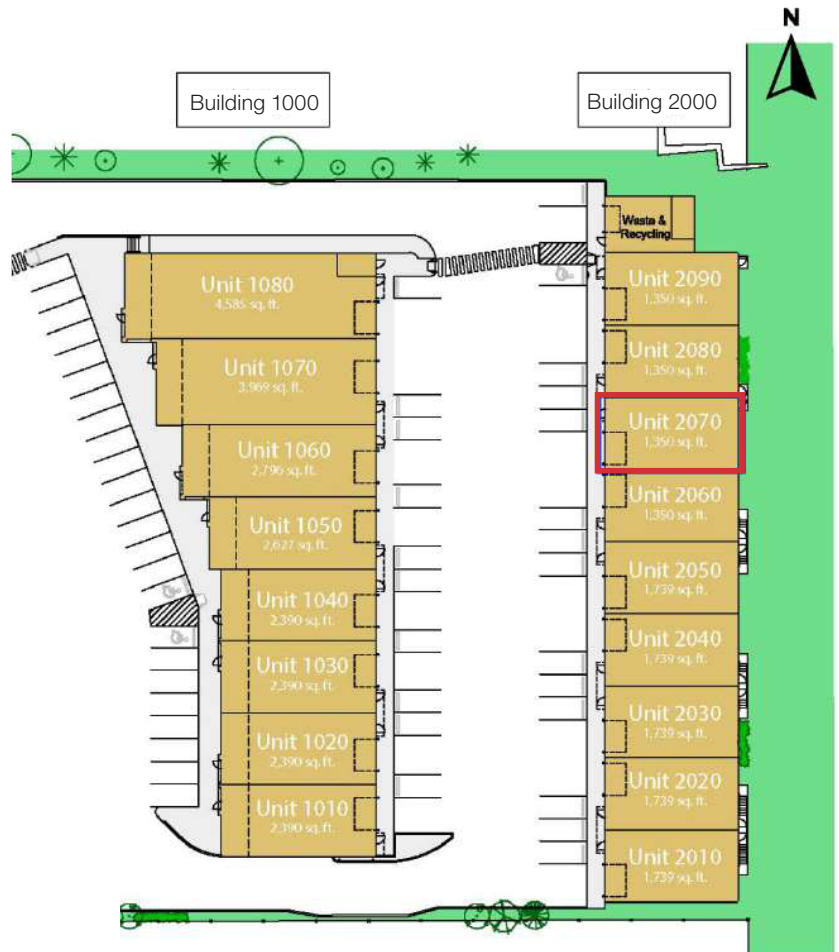


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ABOUT MANNING HEIGHTS

- » Boutique industrial business condominium in central Calgary
- » Modern, upscale building designed for a variety of personal and professional uses
- » Functional small-bay industrial space suitable for a range of businesses
- » Highly accessible location with strong connectivity to downtown Calgary and major transportation corridors
- » Convenient proximity to Memorial Drive, Deerfoot Trail, Barlow Trail, and LRT service



SPACE PHOTOS



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