



Colliers



531 Manitou Road SE, Calgary, AB

# Warehouse with renovated office space **for sublease**

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# Property Overview

<b>District</b>	South Manchester
<b>Zoning</b>	Industrial General (I-G)
<b>Office Area</b>	±1,400 SF
<b>Warehouse Area</b>	±2,201 SF
<b>Total Area</b>	±3,601 SF
<b>Ceiling Height</b>	13'10" clear
<b>Lighting</b>	T-5
<b>HVAC</b>	Yes (TBV)
<b>Loading</b>	1 - (10' x 8') Dock door
<b>Power</b>	150 amps, 120/208 volt, 3 phase (TBV)
<b>Sublease Rate</b>	Market
<b>Sublease Expiry</b>	July 31, 2023
<b>Op Costs (2022)</b>	\$4.65 PSF
<b>Available</b>	Immediately

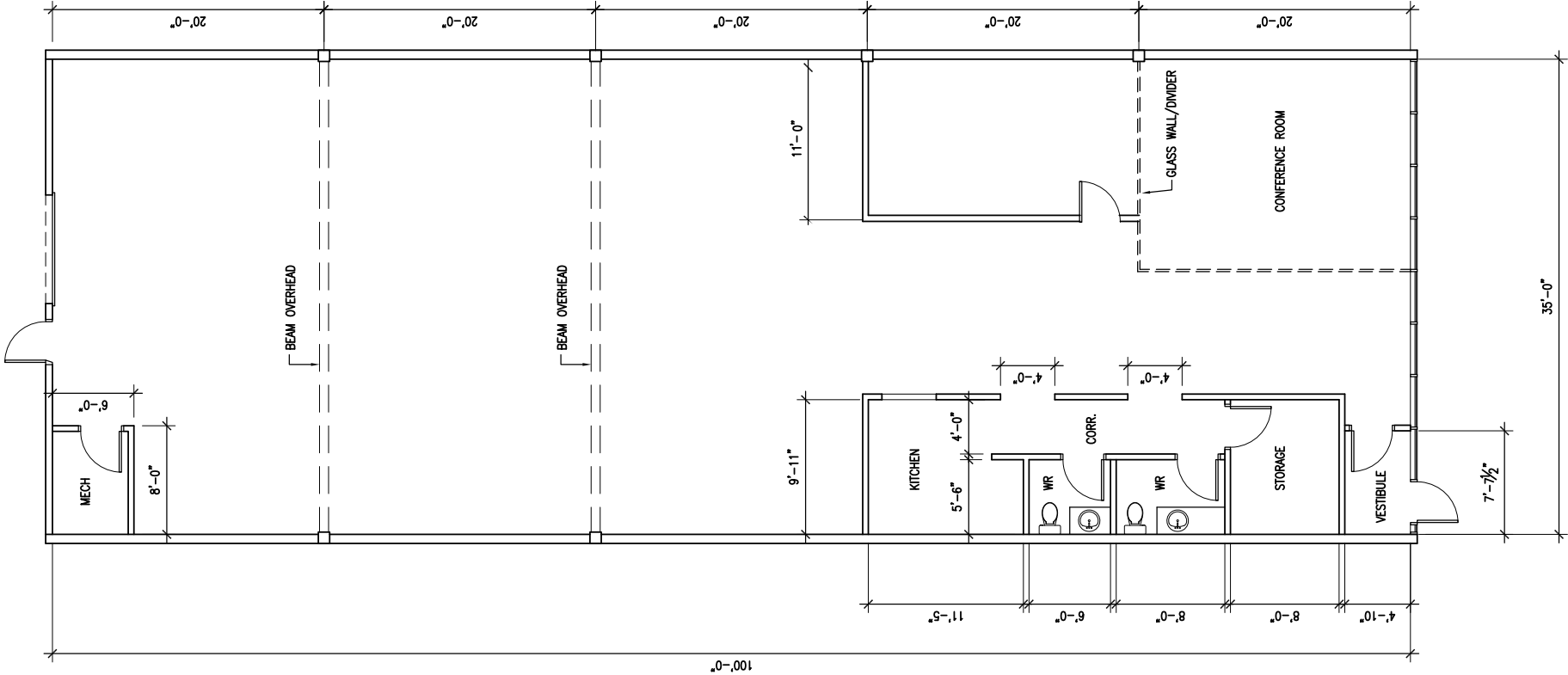
## Notes

- Shaw & Telus Fibre Optic
- Large marshalling area can accommodate 53' trailers
- Clean open concept office and warehouse area
- Centrally located close to all major amenities, easy access to Blackfoot Trail
- Headlease Opportunity

# Photos



# Floorplan







Macleod Trail

Deerfoot Trail

Barlow Trail

Glenmore Trail

Glenmore Trail

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