

FOR LEASE

4519 & 4521 Manhattan Road SE

CALGARY | AB

**TWO UNITS AVAILABLE,
TOGETHER OR SEPERATELY**

Building Features:

- District: North Manchester
- Zoning: Industrial General (I-G)
- T5 lighting in warehouses
- Kitchenette
- Exhaust fan in each bay
- Minutes to Calgary's downtown core with easy access to Blackfoot Trail and Macloed Trail SE



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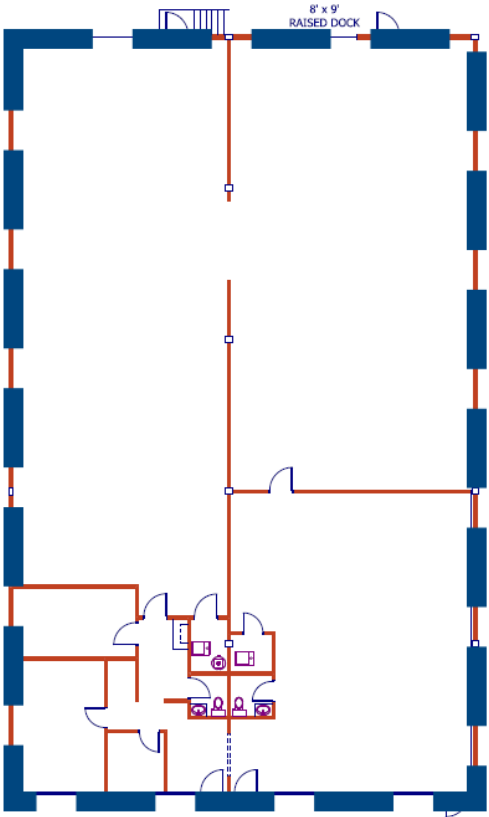
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OPTION 1: UNITS 4519 & 4521

BUILDING SPECIFICATIONS

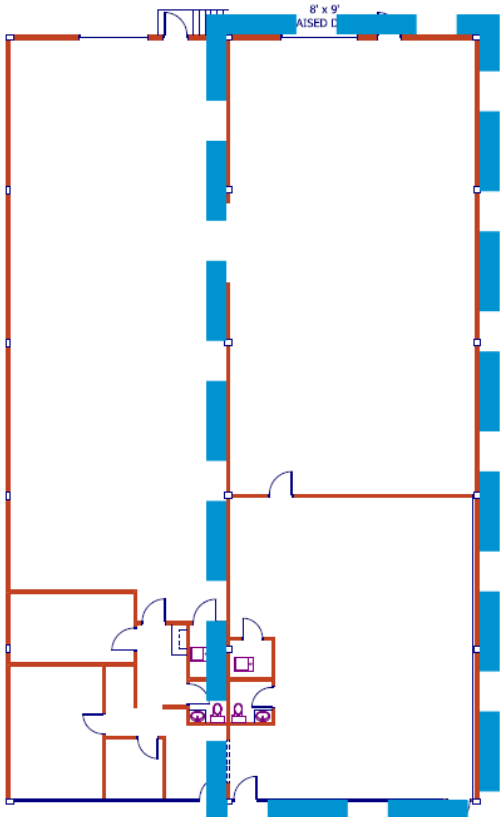
Office Area:	+/- 2,222 SF
Warehouse Area:	+/- 4,305 SF
Total Available Area:	6,527 SF
Loading:	1 (8' x 10') Dock Door 1 (10' x 12') Dock Door
Ceiling Height:	14' clear
Power:	400 AMP, 120/208 Volts, 3 Phase (TBV)
Op. Costs (2021):	\$5.60 PSF
Lease Rate:	\$10.00 PSF
Available:	Immediate



OPTION 2: UNIT 4519

BUILDING SPECIFICATIONS

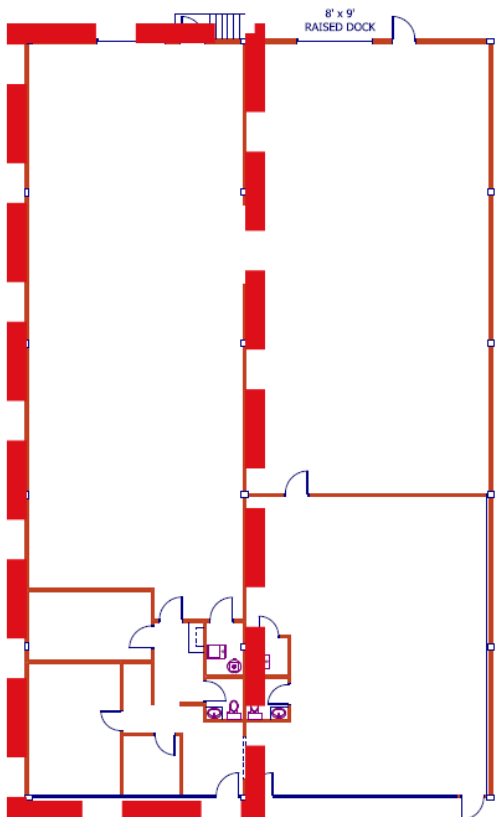
Office Area:	+/- 1,307 SF
Warehouse Area:	+/- 2,113 SF
Total Available Area:	+/- 3,420 SF
Loading:	1 (10' x 12') Dock Door
Ceiling Height:	14' clear
Power:	200 AMPS, 120/208 Volts, 3 Phase (TBV)
Op. Costs (2021):	\$5.60 PSF
Lease Rate:	\$11.00 PSF
Available:	Immediate

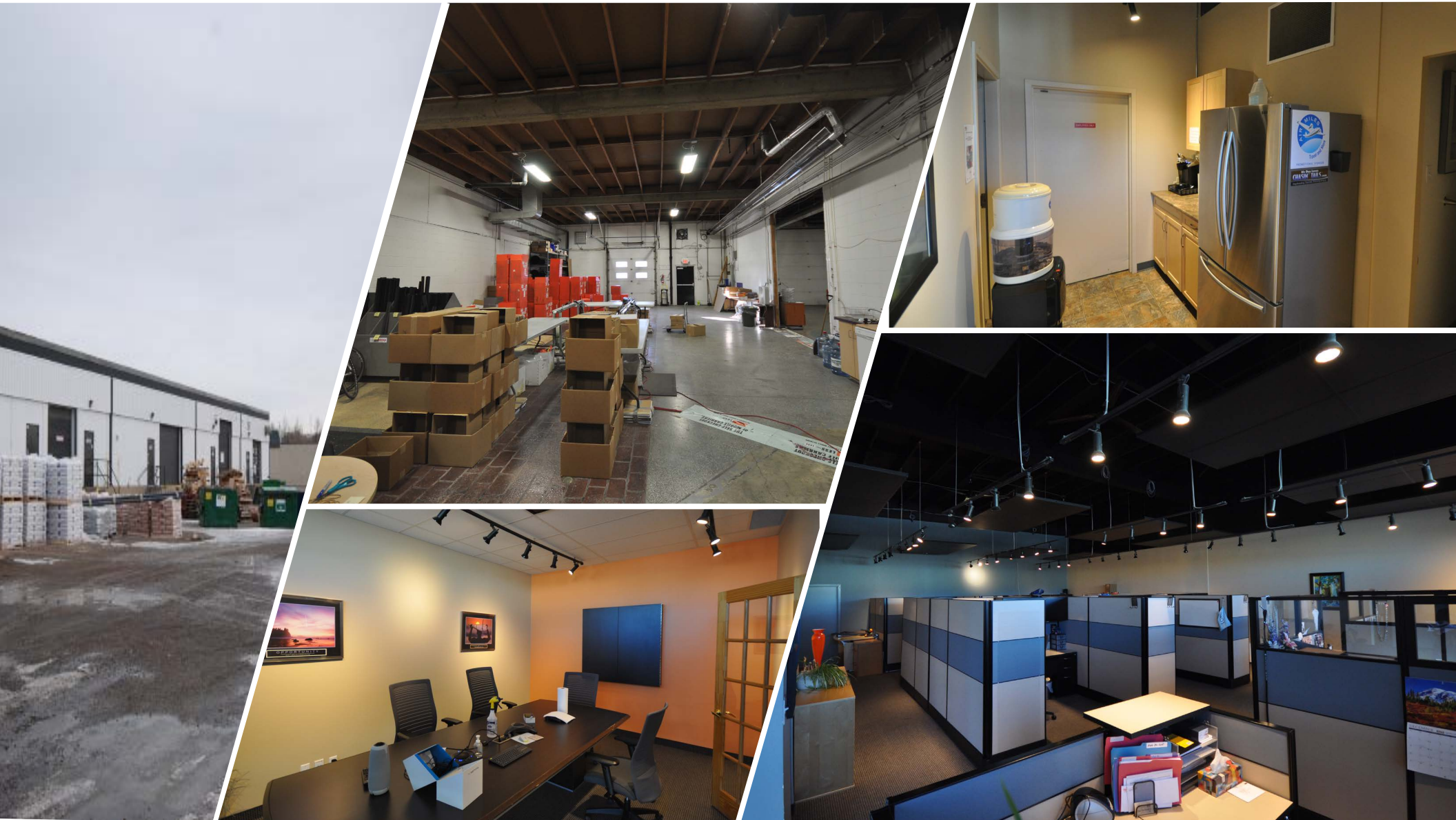


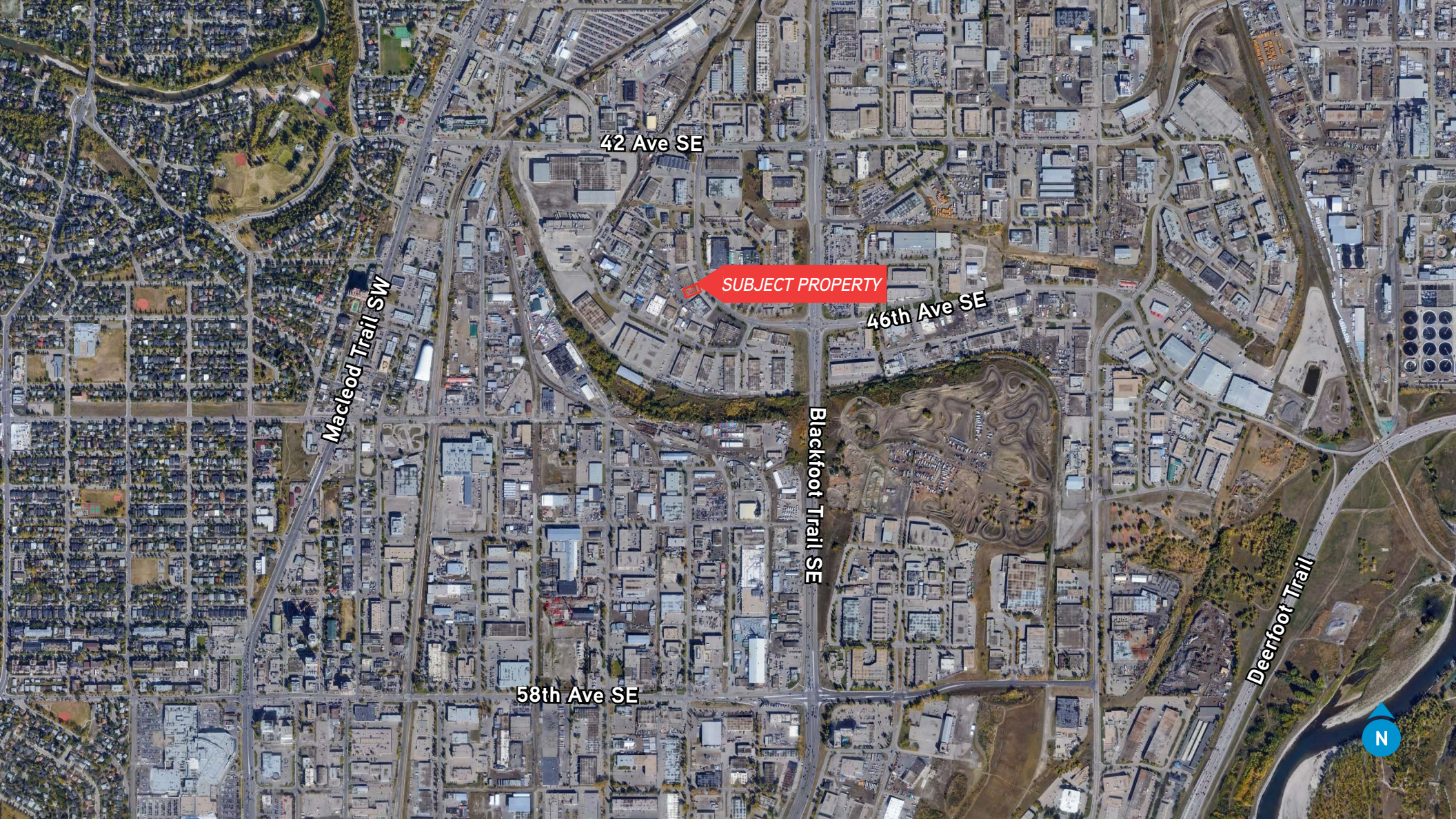
OPTION 3: UNIT 4521

BUILDING SPECIFICATIONS

Office Area:	+/- 915 SF
Warehouse Area:	+/- 2,192 SF
Total Available Area:	+/- 3,107 SF
Loading:	1 (8' x 10') Dock Door
Ceiling Height:	14' clear
Power:	200 AMPS, 120/208 Volts, 3 Phase (TBV)
Op. Costs (2021):	\$5.60 PSF
Lease Rate:	\$11.00 PSF
Available:	Immediate







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