



619 Manitou Road SE, Calgary, AB

# I-C zoned showroom/warehouse for lease

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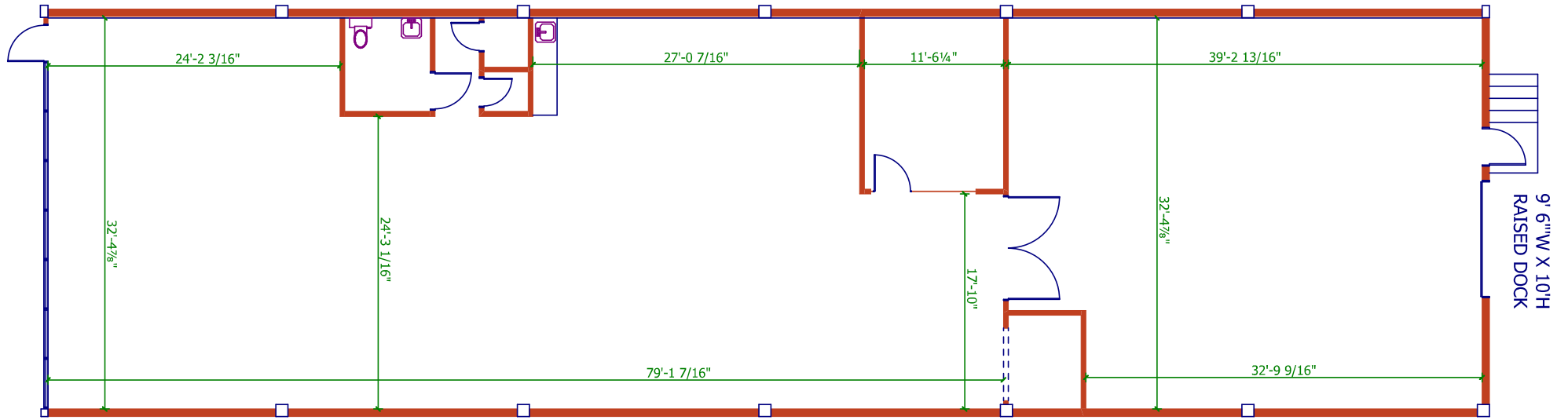
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# Property Overview

<b>District</b>	Manchester Industrial
<b>Zoning</b>	Industrial Commercial (I-C)
<b>Showroom/Office Area</b>	± 2,568
<b>Warehouse Area</b>	± 1,456
<b>Total Area</b>	4,024 SF
<b>Ceiling Height</b>	14' Clear
<b>Loading</b>	1 (9' W x 10' H) Automatic Dock Door
<b>Power</b>	200 amps @ 120/280 volts (TBV)
<b>Lease Rate</b>	\$18.00 PSF
<b>Op Costs (2024)</b>	\$5.89 PSF
<b>Available</b>	April 1, 2025



# Floor Plan



## Property Features

- Rare small bay I-C zoned dock space
- 53' trailer access
- Double row parking
- LED lighting throughout
- Coffee station
- Direct exposure onto Blackfoot Trail SE



Macleod Trail

42<sup>nd</sup> Avenue SE

Blackfoot Trail SE

46<sup>th</sup> Avenue SE



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