



4417 Manhattan Road SE, Calgary, AB

10,524 SF with yard capabilities **for lease**

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Property Overview

District	South Manchester
Zoning	Industrial General (I-G)
Office Area	Built to Suit
Total Available Area	10,524 SF
Yard Area	up to 10,000 SF
Ceiling Height	14' clear
Loading	Dock and/or Drive-In
Sprinklers	Yes
Power (Per Bay)	200 Amps (TBV)
Op Costs (2025)	\$6.25 PSF
Lease Rate	Market
Yard Lease Rate	\$1.50 PSF
Available	Negotiable

- Notes**
- Exterior renovation completed
 - Large fenced and secured storage yard
 - Office built to suit
 - Manhattan Road SE exposure



Floorplan





Manhattan Road SE

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