



Colliers

4517 Manhattan Road SE, Calgary, AB

4,273 SF showroom/industrial space **for lease**

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Michael Massing, SIOR

Vice President
+1 403 298 0404
michael.massing@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Colliers
330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

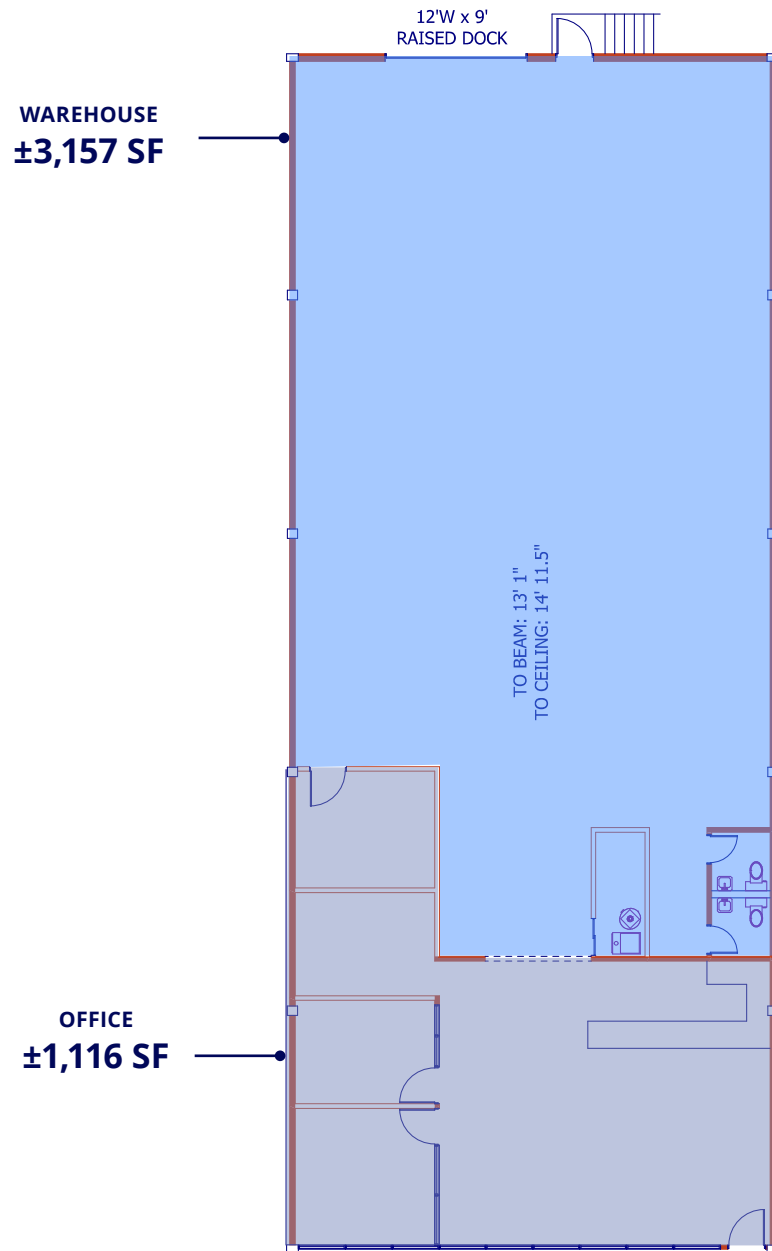
Property Overview

District	South Manchester	
Zoning	Industrial General (I-G)	
Available Area	Office Area	±1,116 SF
	Warehouse Area	±3,157 SF
	Total Available Area	4,273 SF
Ceiling Height	14' clear	
Loading	1 (12' x 9') Dock Door	
Power	200 Amp, 120/208 Volt (TBV)	
Yard Area	±4,015 SF <i>Available upon request</i>	
Op Costs (2026)	\$7.38 PSF	
Lease Rate	\$15.50 PSF	
Yard Lease Rate	\$2.50 PSF (Gross)	
Available	Immediately	

Yard/Marshalling Area



Floor Plan



Property Features

- Large marshalling area
- Double row parking
- Great exposure onto Manhattan Road SE
- Efficient showroom to warehouse ratio
- Quick access to Blackfoot Trail and Macleod Trail
- Preleasing work to include new HVAC unit for front office/showroom, lighting upgrade and white wash walls

4,273
square feet
available

Building Photos





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