



Colliers

4415 – 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 (2024)	\$5.47 PSF
Lease Rate	Market
Yard Lease Rate	\$1.50 PSF
Available	Negotiable

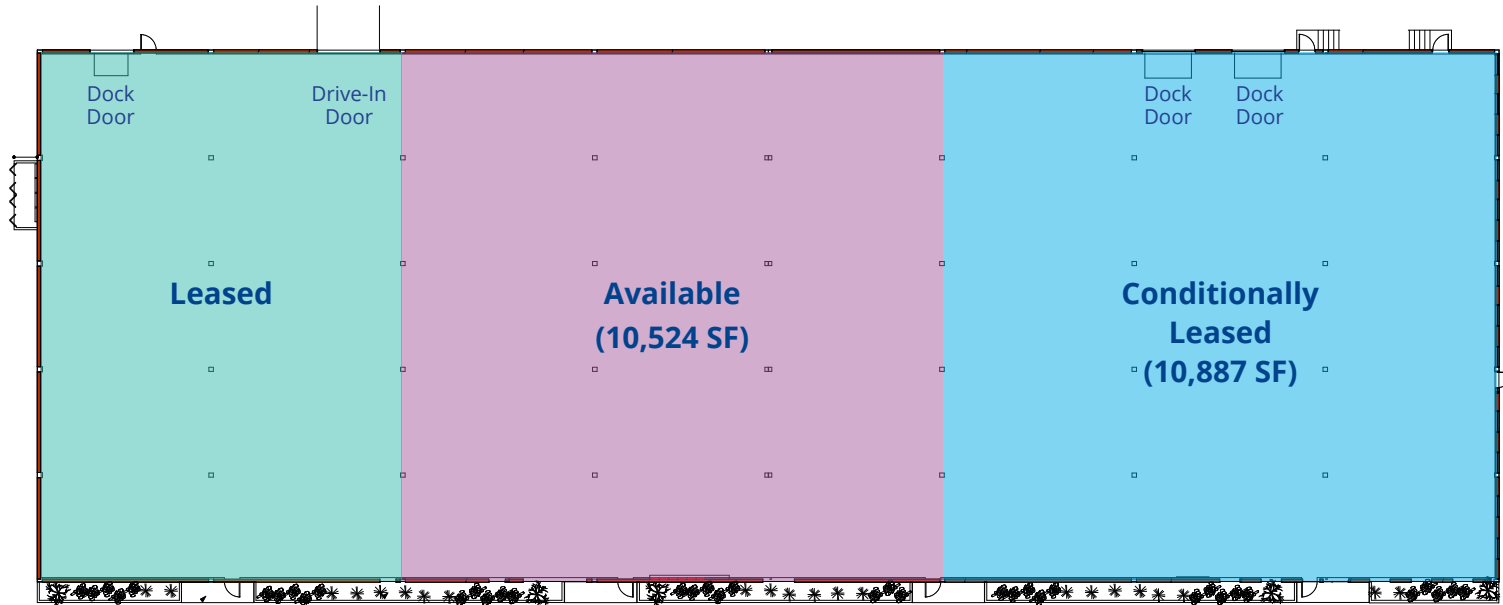
Notes

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





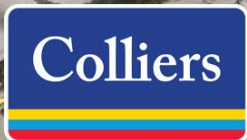
# Floorplan



## Planned Exterior Renovation



*\*May not be exactly as shown*



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