

FOR LEASE

324 - 39 AVENUE S.E. MANCHESTER INDUSTRIAL PARK



PROPERTY DETAILS

UNIT SIZE:	±2,878 sq.ft. Main Floor Office ±3,272 sq.ft. Warehouse/Shop ±6,150 sq.ft. TOTAL RENTABLE AREA
LOADING:	1 Dock (8'x12') + 1 Drive-in (8'x12')
POWER	100 Amps
CEILING HEIGHT:	±21' (underside of roof deck)
NET RENT:	\$13.00 psf per year + Escalations
OPERATING COSTS:	\$2.99 psf per year
PROPERTY TAXES:	\$4.77 psf per year
SUB-TOTAL:	\$7.76 psf per year + management fee of 5.0% of base rent

PROPERTY HIGHLIGHTS

- Located one block away from Macleod Trail, close to amenities including major shopping centres, and Downtown Calgary.
- Across the street from 39th Avenue C-train station.
- Rare inner city opportunity with dock level and grade level loading (dock and drive-in) and high ceilings.
- Current layout can be reconfigured to suit, terms to be negotiated.
- Parking available in the front and rear of building.
- Professionally managed.
- Available October 1, 2025.

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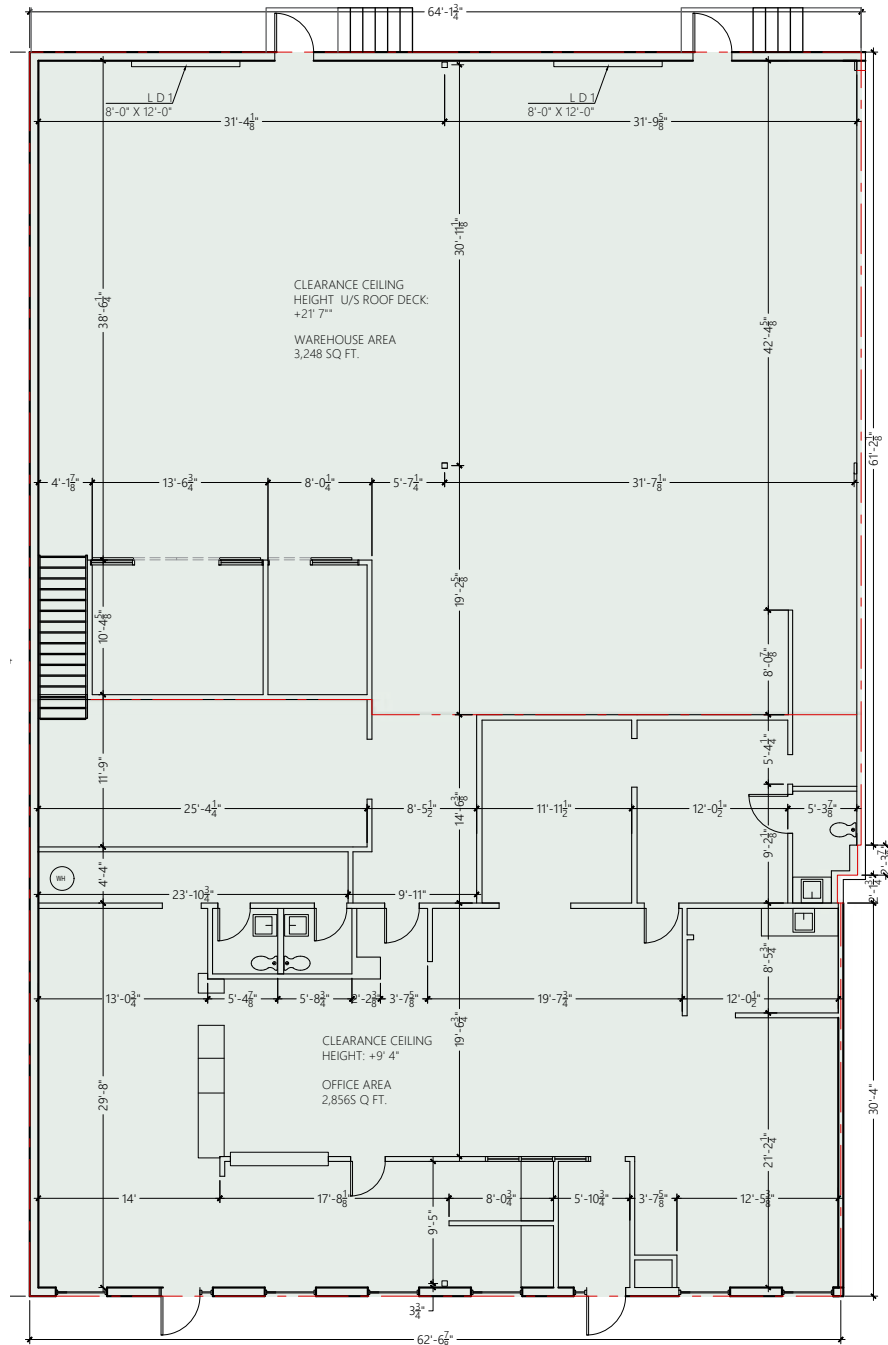


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