

Central Flex Industrial Bay

FOR LEASE

Prime location at
Manchester Business
Centre on 42 Ave SE

Dock height loading
at rear of bay

Bonus Mezzanine

2,067 sq.ft.

552 42nd Ave SE,
Calgary, AB T2G 1Y6

JIM EDWARDSON

Broker

403 540 0238
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BENNETT EDWARDSON

Associate Broker

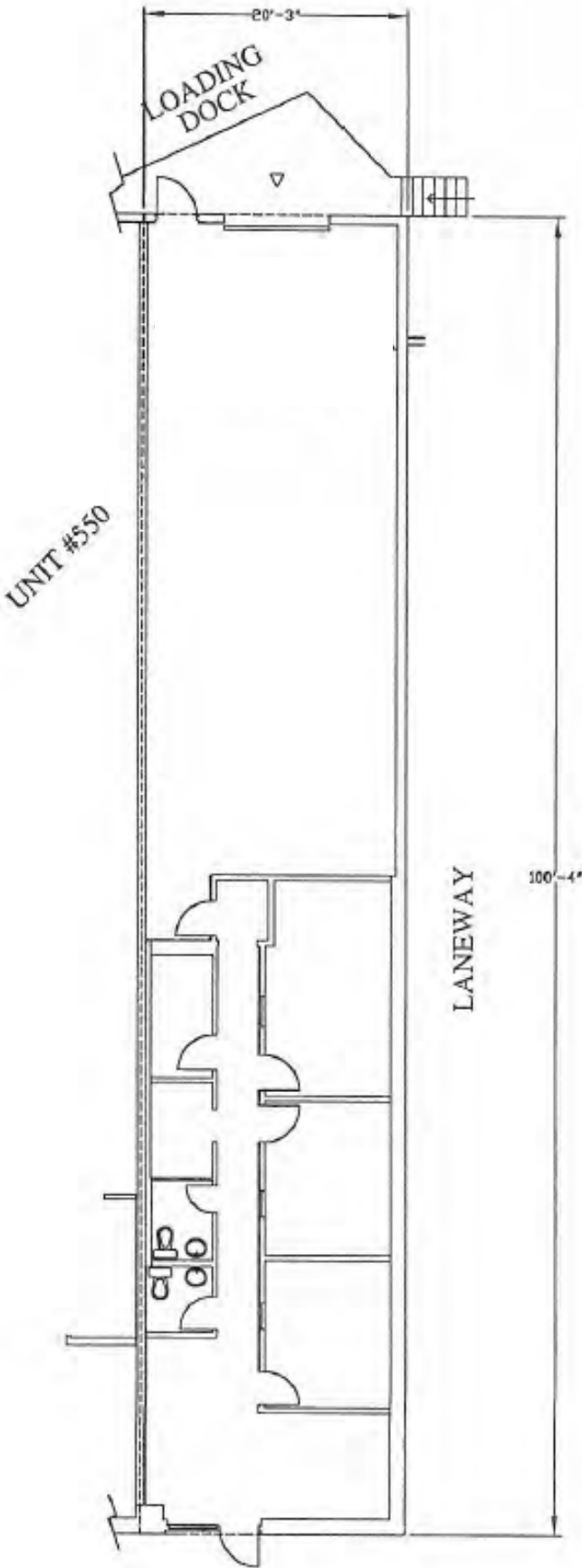
403 973 0238
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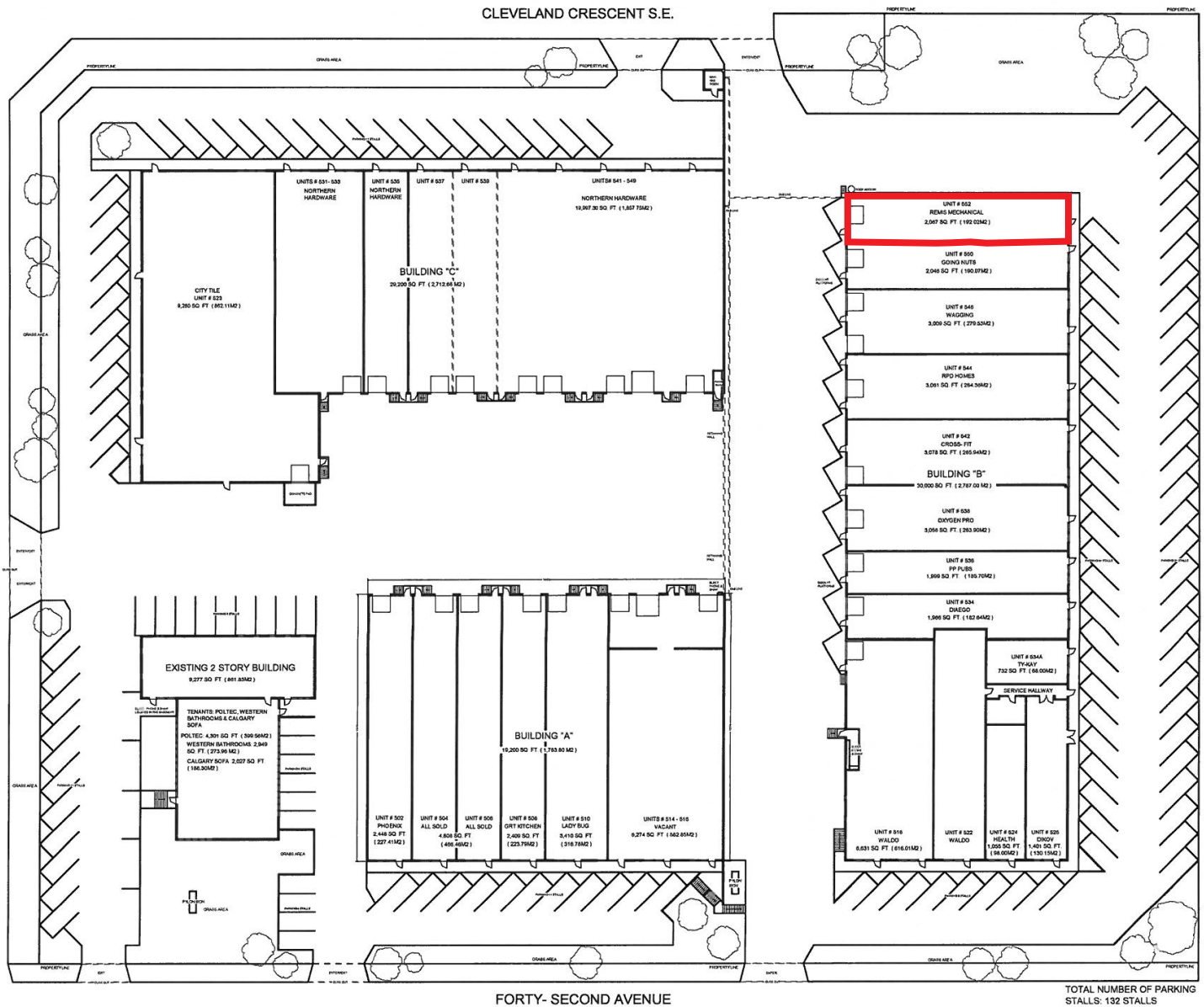




*Building location. All lines are approximate.

Total Sq/ft:	2,067 Sq. Ft. (+/-)	Power:	60 Amp (TBV)
Lease Rate:	\$14.00 PSF w/ 5% increases years 3 & 5	Term Options:	3 to 5 Years
Operating Costs:	\$7.07 PSF (annually)	Zoning:	DC-IG
Parking:	Ample unassigned surface parking	Year Built:	1971
Ceiling Height:	16' (+/-)TBV	HVAC:	Furnace in office, Unit heater in warehouse







FOR MORE INFORMATION, CONTACT:

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MANCHESTER
PROPERTIES
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