

**72,967 SF Building**

Centrally Located | Prime Distribution Space

# FOR LEASE

**315 - MANITOU ROAD SE, Calgary, AB**



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# PROPERTY OVERVIEW



315 Manitou Road S.E., a former Amazon distribution space, represents an excellent opportunity to lease a centrally located property that has undergone state of the art upgrades to all major building systems and components.

- Large Marshalling Area: Approximately 170 ft. of depth on West side of building with ample space for additional trailer storage
- New Roof: A recently installed 60mil TPO membrane
- New Power Supply: Transformer and Electrical supply have been upgraded to high-capacity output
- New HVAC System: Upgraded system for the Office/ Staff Areas and Reznor overhead gas fired heaters in the Warehouse. In addition, three oversized fans (24' in diameter) in the Warehouse.
- Make-Up Air System & Gas Monitoring System : The warehouse has been upgraded to include an 8,000 cfm MUA alongside an advanced CO<sub>2</sub> detection system.
- Interior Renovations: Complete interior renovations, including a new office layout, large staff areas and upgraded washroom facilities.
- Dock Doors with Large Concrete Apron: Newly installed dock doors with bumper guards, trailer restraints and safety lights. Each door is power operated with pneumatic levelers. The dock loading area on the West side of the building has an approximately 100 ft. concrete apron. The building is also serviced by two automatic metal roll up drive-in doors with concrete ramps at each side,.
- New Lighting: Enhanced lighting systems with motion sensors in both the office and warehouse improve visibility and contribute to energy efficiency within the facility.

# PROPERTY DETAILS

<b>Address:</b>	315 Manitou Road S.E.
<b>District:</b>	Manchester Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Square Footage:</b>	Total: 72,967 SF Office: 7,404 SF Warehouse: 65,563 SF
<b>Clear Height:</b>	20'-10"
<b>Loading:</b>	Dock Loading: (3) 8'x8' (7) 9'x10' Pneumatic Levelers Vehicle Restraints with Safety Lights Drive-in: (2) 12'x12' With Automatic Openers
<b>Power:</b>	800 amps @ 347/600 volt
<b>Sprinklered:</b>	Yes
<b>Make-up Air:</b>	8,000 cfm & CO <sub>2</sub> Monitors
<b>Lease Rate:</b>	\$8.50 p.s.f. with escalation each year
<b>Op Costs (est. 2024):</b>	\$3.40
<b>Availability:</b>	July 1, 2024

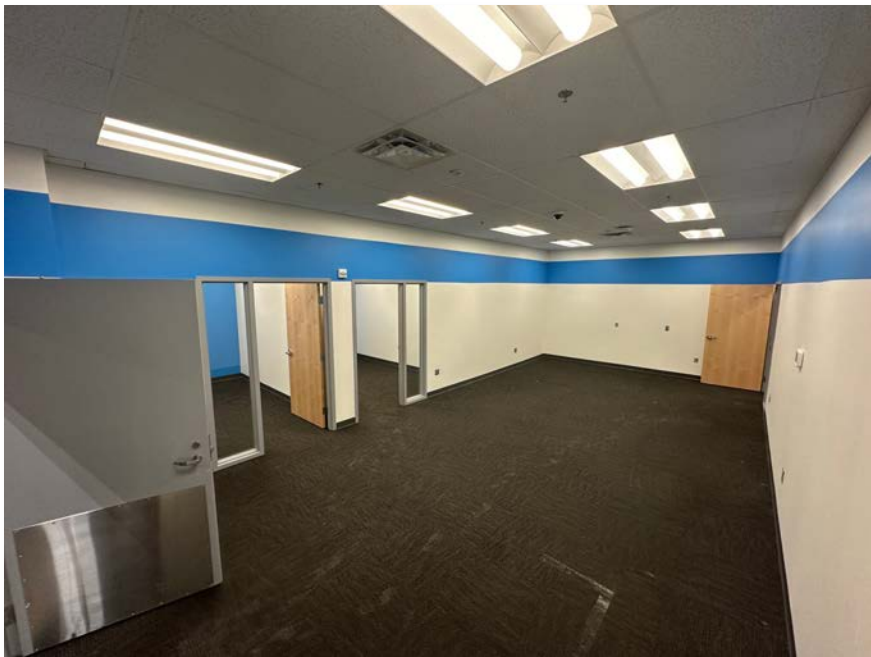


# SITE PLAN



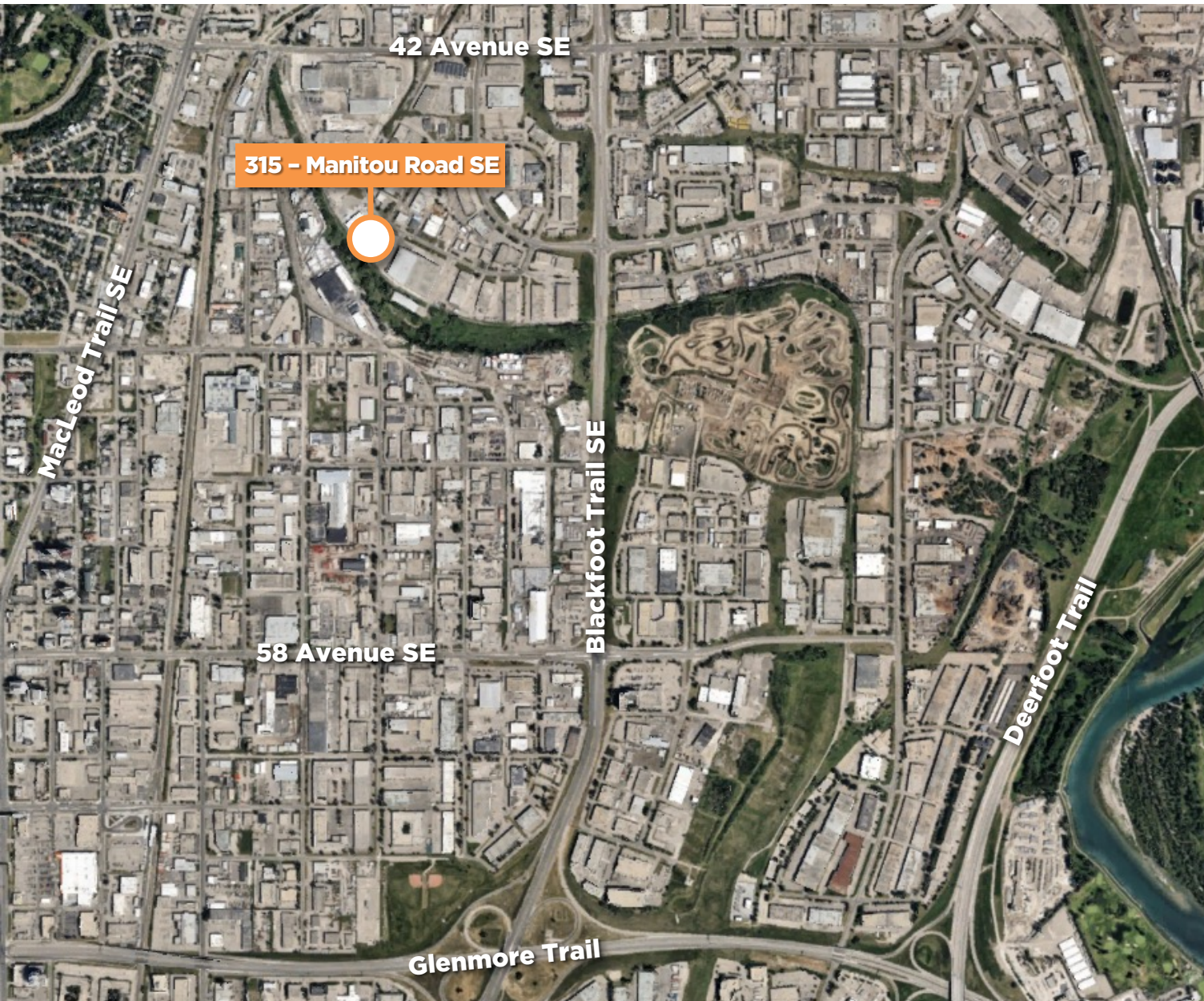


# INTERIOR FEATURES



# LOCATION

// Location: Centrally located, this industrial property provides easy access to major transportation routes, ideal for businesses that prioritize efficient logistics and operations.



**Drive Times:**

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **14 minutes**

Calgary Airport: **18 minutes**

## Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/ charging stations



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