

# 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  
jim@mpirealty.ca

**BENNETT EDWARDSON**

Associate Broker

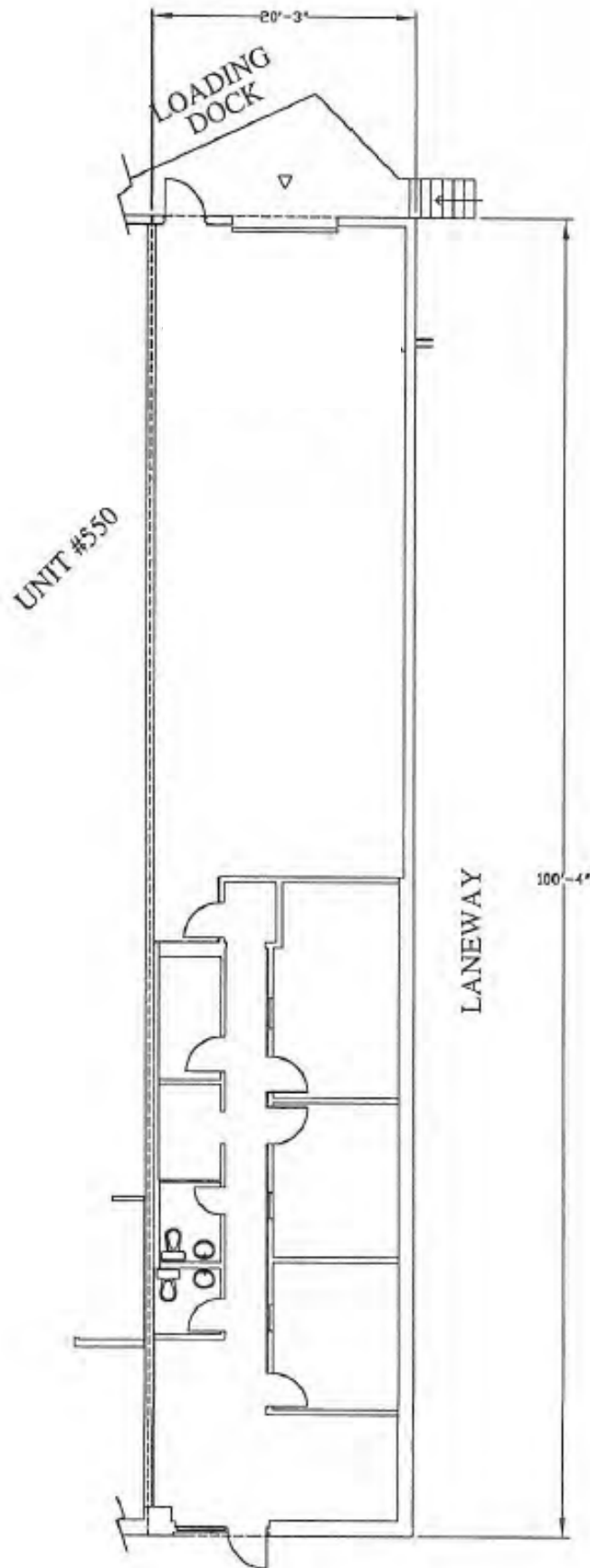
403 973 0238  
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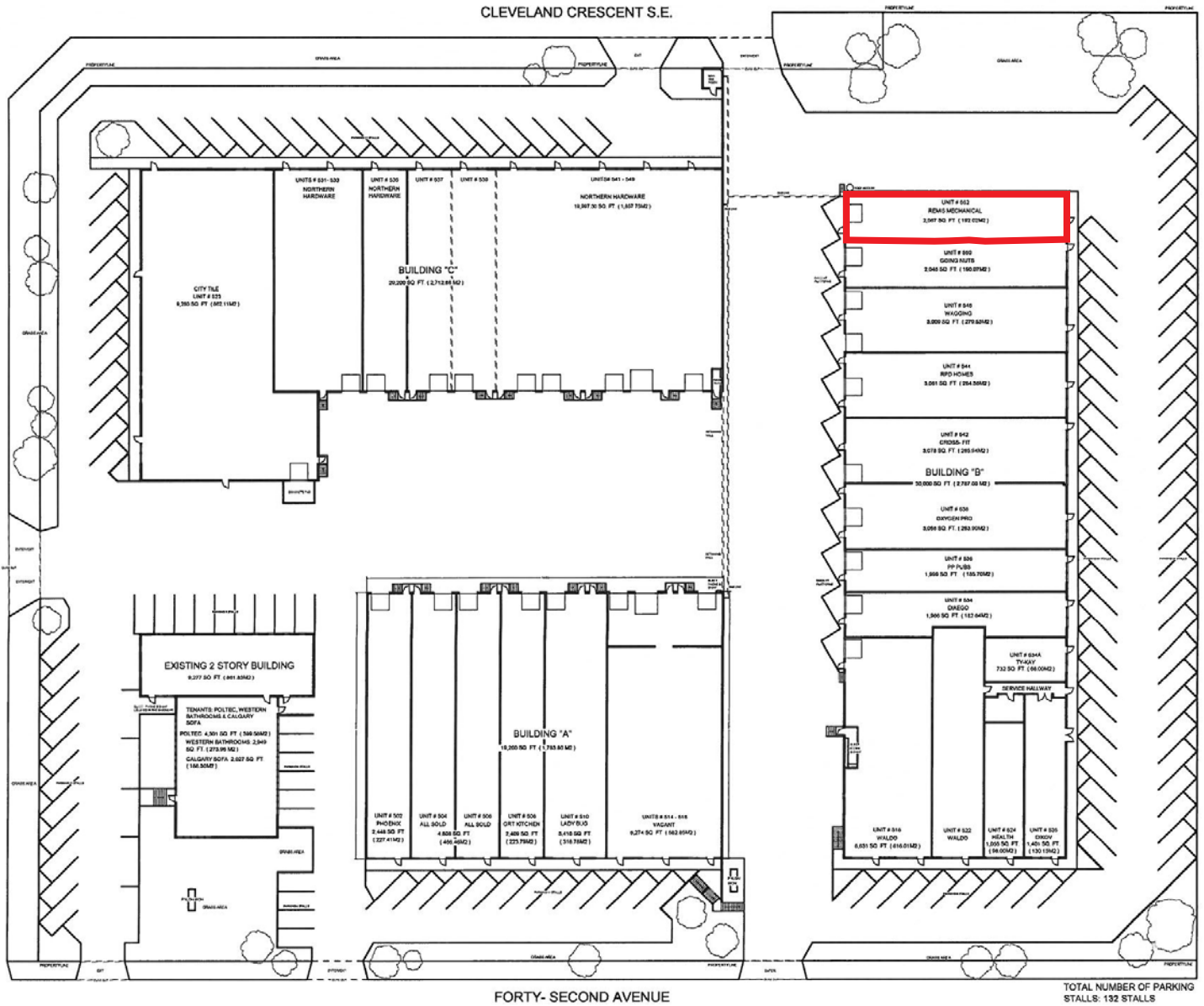


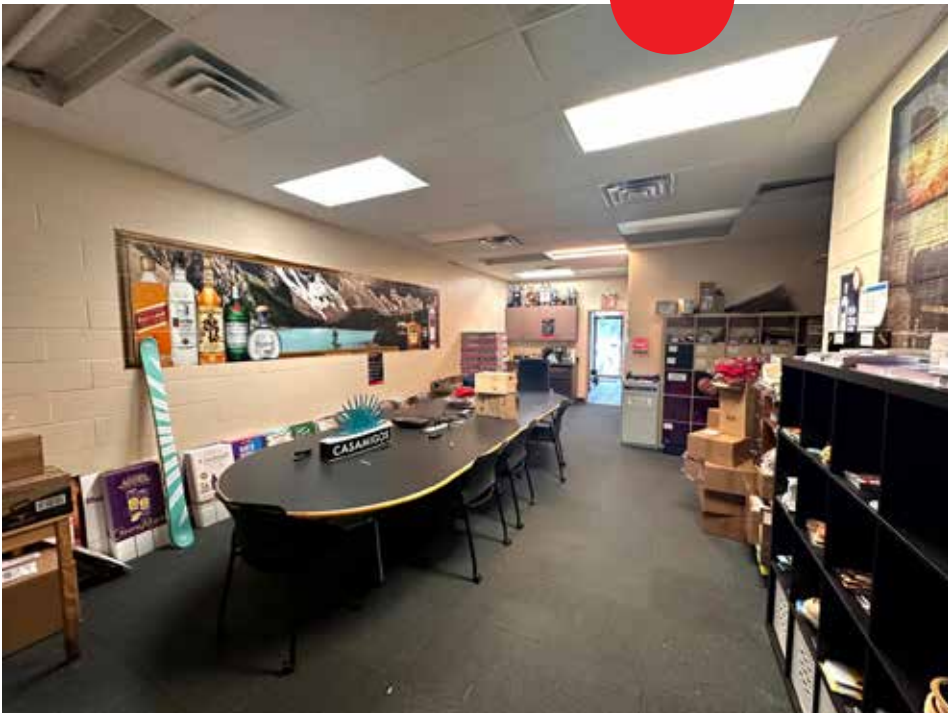


*\*Building location. All lines are approximate.*

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









FOR MORE INFORMATION, CONTACT:

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**MANCHESTER**  
**PROPERTIES**

Manchester Properties Incorporated  
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