

manningHeights

PERSONAL AND FLEXIBLE
WAREHOUSE OFFICE SPACES

FOR SALE OR LEASE

Developed by Telsec Property Corp.

**YOU'VE GOT YOUR BUSINESS,
WE'VE GOT THE SPACE**
220 Manning Road NE

telsec.ca/manning-heights/





WAREHOUSE / CONTRACTOR



SMALL BUSINESS



YOUR BUSINESS, YOUR SPACE AT MANNING HEIGHTS

Occupancy Winter 2020

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CUSTOM



COMMERCIAL

THE LOCATION



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OWN OR INVEST AT MANNING HEIGHTS

LEASING OPTIONS AVAILABLE



- Over 65 parking stalls on site provides for ample assigned stalls per unit
- CO / NO₂ Detectors - make-up air system to allow for vehicles inside bays
- Bike racks, mailboxes and pedestrian crossing on site, and close to LRT
- Rough-in provided for data / communication in each bay - Telus fibre available to the buildings



Site tours by appointment

BUILDING & PROPERTY INFORMATION



BUILDING 1000

ADDRESS:

220 Manning Road NE, Calgary, AB

ZONING:

I-C (Industrial Commercial) which allows for flexibility of use from office, retail, showroom to warehouse

AVAILABILITY:

Winter 2020

DEVELOPER:

Telsec Property Corporation

ACCESS:

Drive-ways at the North and South ends of the site off of Manning Road. Drive lanes around both ends of building 1000 to allow for full pedestrian and vehicle access around the development

LOADING AREAS:

85' in between Building 1000 & 2000 for ample parking and loading. Site constructed with heavy duty asphalt and includes concrete aprons built in front of loading areas

LIGHTING:

LED lot and building lighting for parking and exterior areas

PARKING:

2 rows of parking in front of building 1000, plus additional stalls at the rear of building 1000 and front of building 2000

GARBAGE & RECYLING:

Secured and enclosed garbage & recycling room

SECURITY:

Building and site security cameras

Main level showroom / office together with upper floor flexibility for office, showroom, or warehouse uses and west facing balconies

Ceiling height:

16' clear on upper floor / warehouse

10' 10" clear on main floor

Loading:

12' x 14' at grade insulated overhead bay door

Flooring:

6" - 12" concrete slabs

Power:

200 amps 120 / 208 3 phase power per bay

HVAC:

3 to 5 ton roof top unit (depending on bay) included to provide for heat and a/c.

Provisions included in construction for future roof top unit with curb and roof reinforcement. Gas fired unit heater for warehouse

Future one hour fire-rated demising wall constructed between units

Rough-in plumbing on both main and upper floors.

BUILDING 2000

27' x 50' front drive-in bays with store front, 21' ceilings and mezzanine

Ceiling height:

21' clear height (with 11' clear height under mezzanine)

Loading:

12' x 14' at grade insulated overhead bay door

Flooring:

6" concrete slab

Power:

100 to 200amps, 120 / 208 3 phase power per bay (depending on bay)

HVAC:

Gas fired unit heater

Demising Walls:

Two hour fire-rated demising walls constructed between units

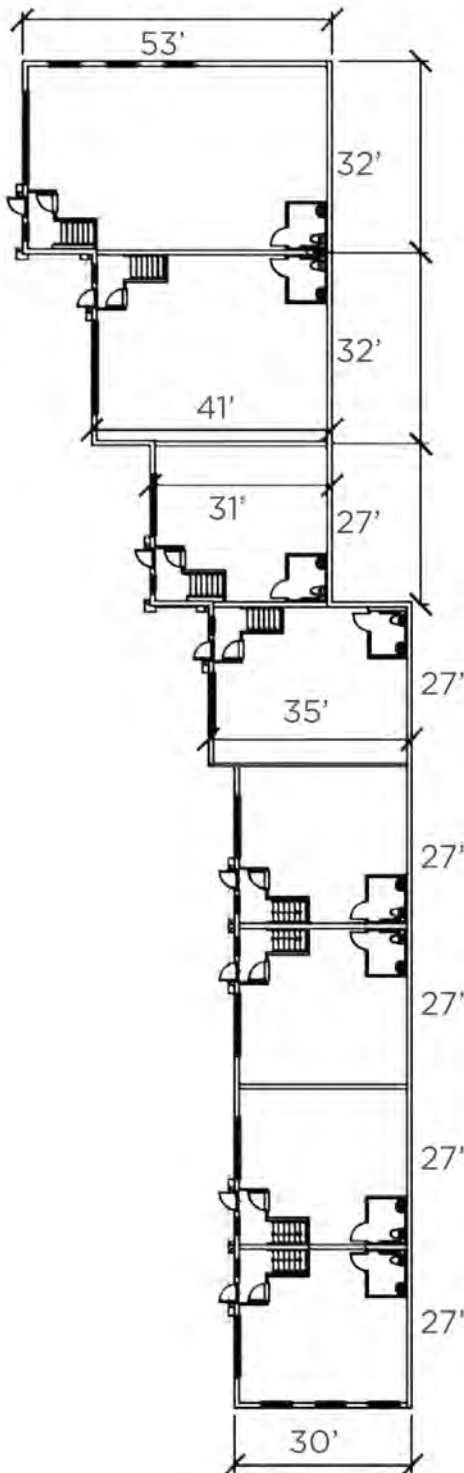
Washrooms:

Barrier-free washroom constructed under mezzanine

BUILDING 1000

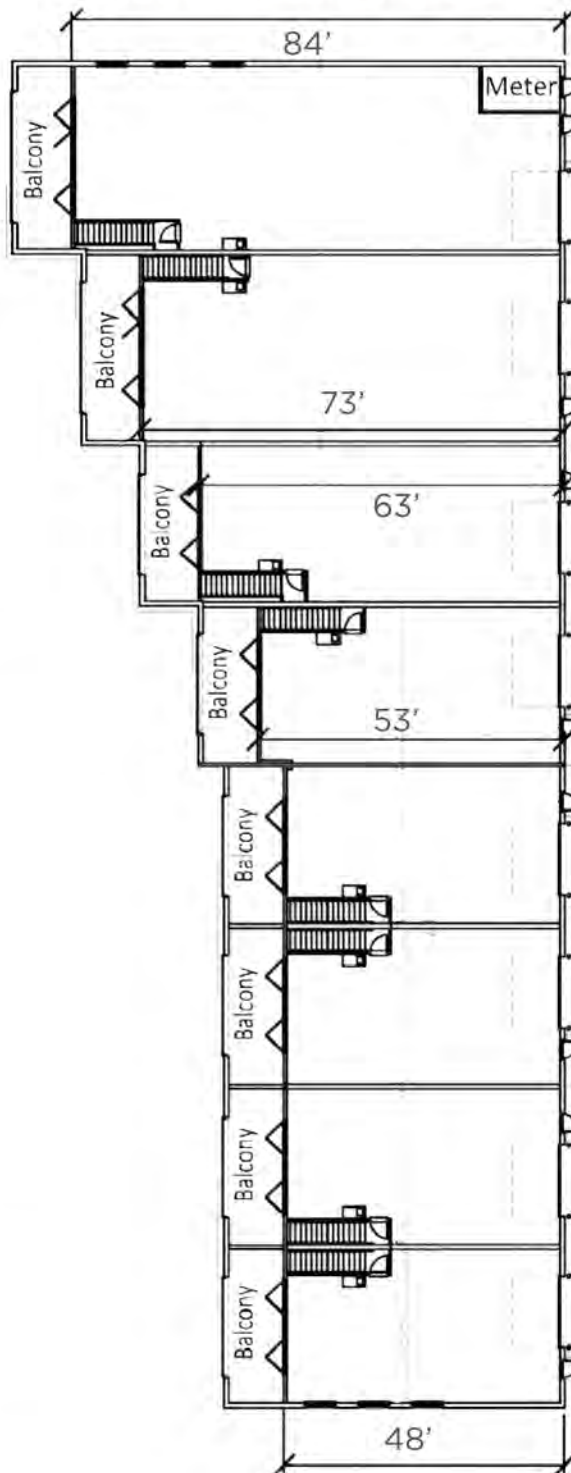
MAIN FLOOR

Office / Showroom



UPPER LEVEL

Office / Showroom or Warehouse



UNIT 1080
SOLD

UNIT 1070
SOLD

UNIT 1060
SOLD

UNIT 1050
SOLD

UNIT 1040
SOLD

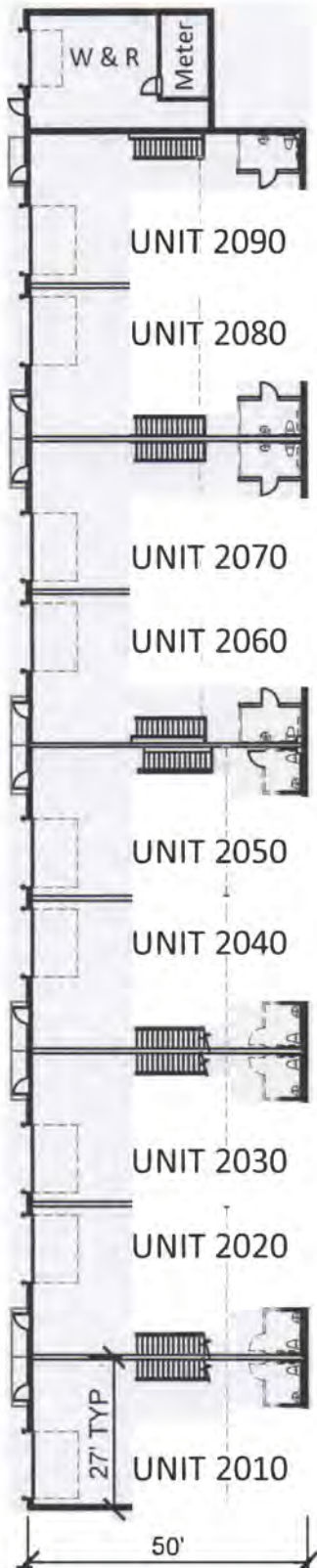
UNIT 1030
SOLD

UNIT 1020
SOLD

UNIT 1010
AVAILABLE

BUILDING 2000

UNIT 2090 SOLD
UNIT 2080 SOLD
UNIT 2070 SOLD
UNIT 2060 SOLD
UNIT 2050 SOLD
UNIT 2040 SOLD
UNIT 2030 SOLD
UNIT 2020 SOLD
UNIT 2010 SOLD



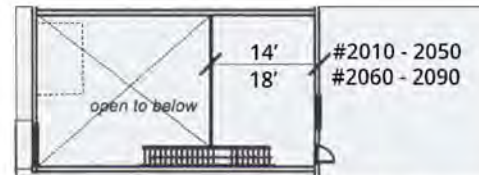
MAIN FLOOR

UNIT AREA WITH MEZZANINE (#2010-2020-2030-2040-2050)

Main: 1350sf
Mezz: 364sf
Total: 1714sf

UNIT AREA WITH MEZZANINE (#2060-2070-2080-2090)

Main: 1350sf
Mezz: 472sf
Total: 1822sf



**MEZZANINE
PLAN**

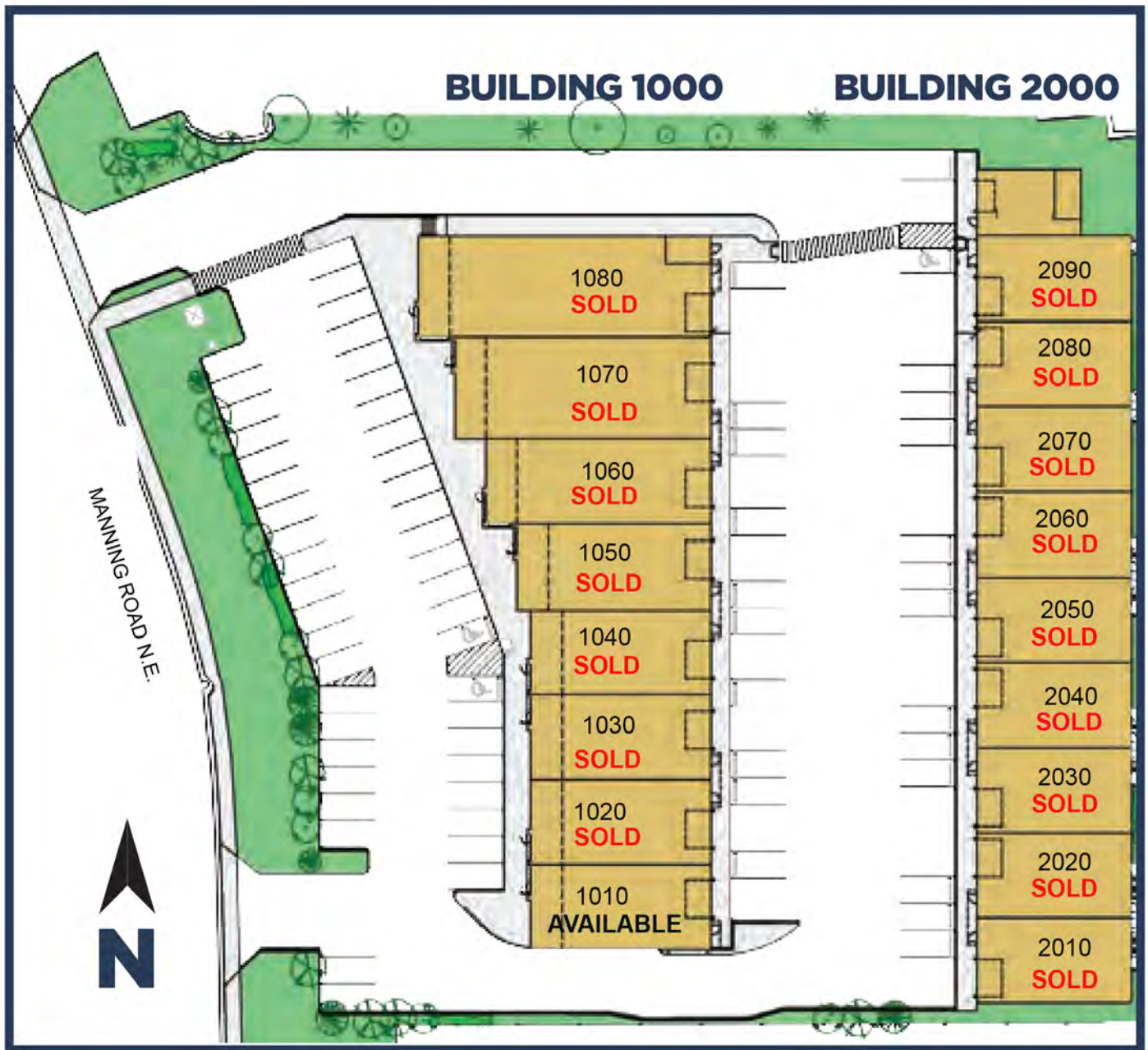
Contact Telsec Property Corporation
for pricing details

* Measurements are approximate

** Washrooms are included in pricing

* Bay dimensions are approximate and square
footage based on architectural drawings

SITE PLAN



OWN VS. LEASE

Benefits of Owning

Owners can realize tremendous value in having equity in their real estate. A low interest rate environment translates in to a significant net benefit to owning versus leasing, all the while paying down principal while your property appreciates. Tax advantages on the interest expense, writing off lease costs for the business, having a say by way of a condo board as to the management of the overall development, and ability to rent out your unit are just few other of the many advantages of owning or investing.

Call or email for a detailed breakdown of owning versus leasing scenarios to see significant savings realized.

*Information contained herein has been prepared for advertising and general information purposes. Info is subject to change at the developers will. Interested parties should undertake their own inquiries as to the accuracy of the information.



ABOUT TELSEC

THE TELSEC GROUP offers a full spectrum of business facilities from Office to Showroom/Warehouse to Retail Development, each of which has flexible floor plan options, quality tenant improvements, and strategically located sites. The ongoing ability to offer these various options and the willingness to work with our clients to meet their requirements has created Telsec's cornerstone to success. Today, The Telsec Group owns and manages over one million square feet of commercial real estate. High quality and personal attention to detail is what you can expect at every level with The Telsec Group.

CONTACT

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