

# manningHeights



*For Lease "A" Class Industrial Unit*

**SMALL BAY INDUSTRIAL**  
**1,822 sq. ft.**

Unit 2070, 220 Manning Road NE, Calgary, AB

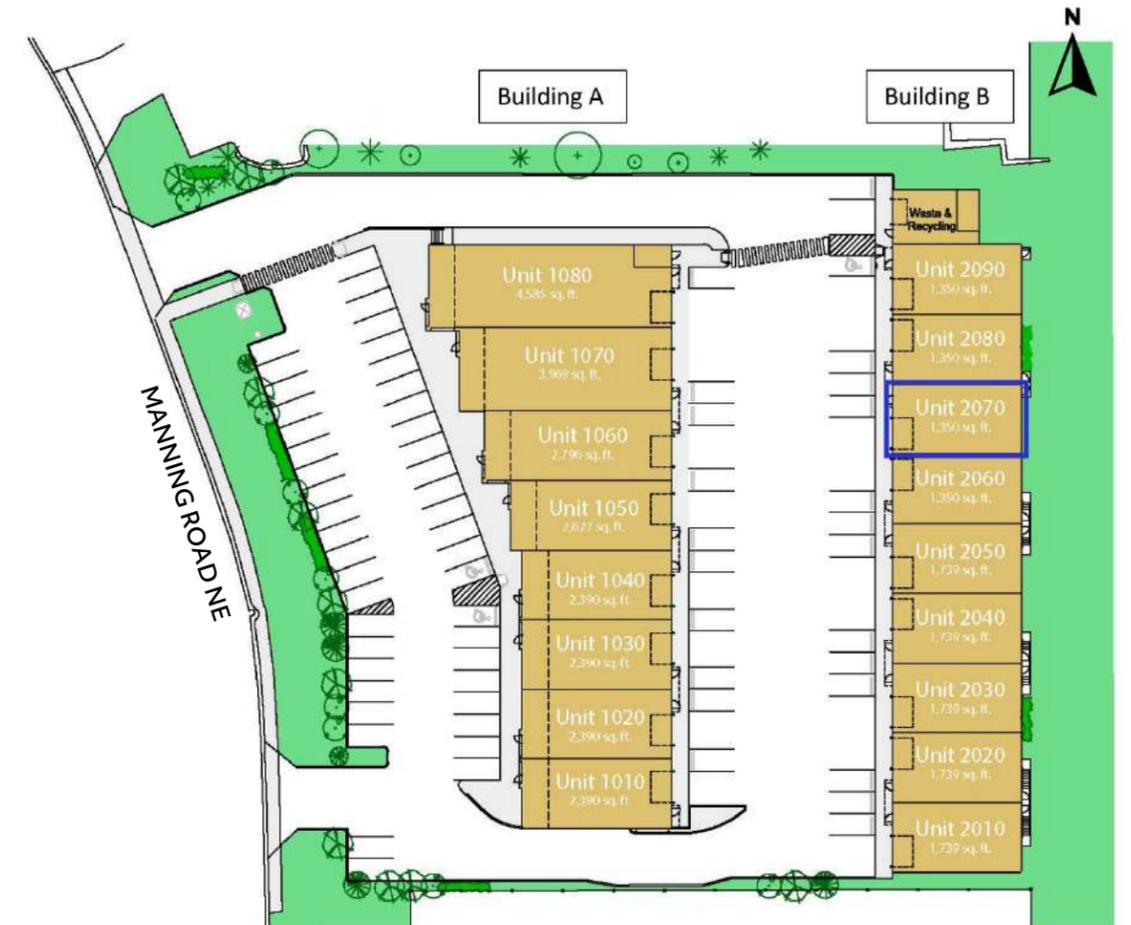
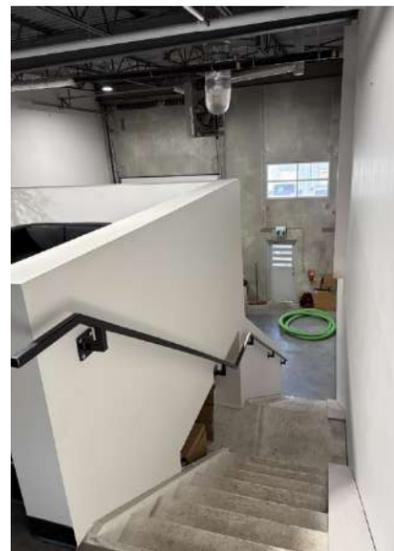
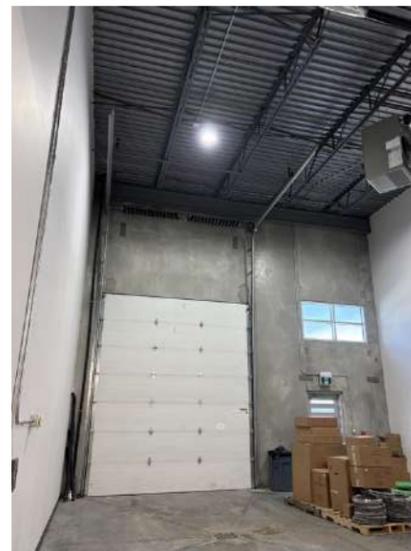
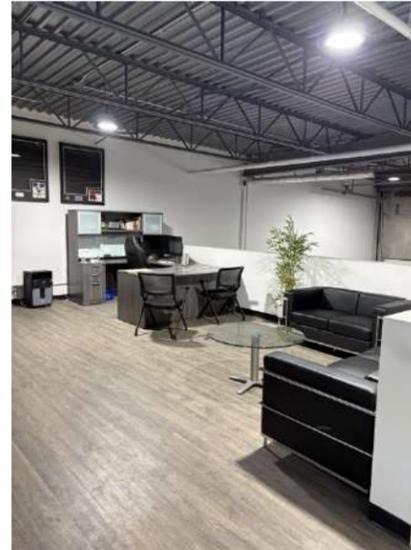
**Flexible IC Zoning in a Prime Central Calgary Location**

## OVERVIEW

Manning Heights is a boutique industrial business condominium property located in central Calgary with convenient access to Memorial Drive, Deerfoot Trail, Barlow Trail, and nearby LRT service, providing excellent connectivity to the downtown core and major transportation corridors throughout the city. The property represents a leasing opportunity offering functional small-bay industrial space within a modern, upscale building designed to support a variety of personal and professional uses in a highly accessible location.

Unit 2070 is a well-appointed, semi-built-out bay featuring a 27' x 50' front drive-in layout with impressive 18' ceilings, and a finished mezzanine level providing additional usable space. The bay includes a 12' x 14' at-grade insulated overhead door and is equipped with CO/NO<sub>2</sub> detection system to allow for vehicle use within the space. Rough-ins and TELUS fibre infrastructure are also in place to support modern data and communication needs. Occupants benefit from parking stalls in front of the unit, along with bike racks, on-site mailboxes, LED lot and exterior lighting, a secured garbage and recycling enclosure, and building and site security cameras, creating a secure and professionally maintained environment.

Community	Mayland Heights
Unit Size	1,822 SF (1,350 SF main; 472 SF mezzanine)
Zoning	IC (Industrial Commercial)
Ops & Taxes	\$1,461 / mo. (Est. 2026)





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