

CENTRALLY LOCATED
WAREHOUSE WITH
DRIVE-IN LOADING
// 9,100 SF

FOR LEASE

3809 9 Street SE, Calgary, AB



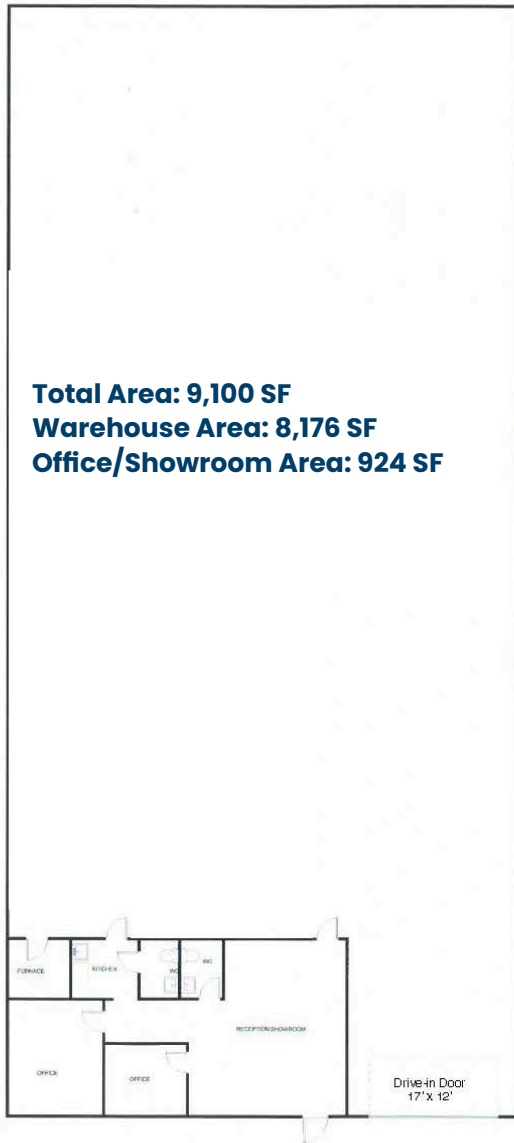
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PROPERTY HIGHLIGHTS

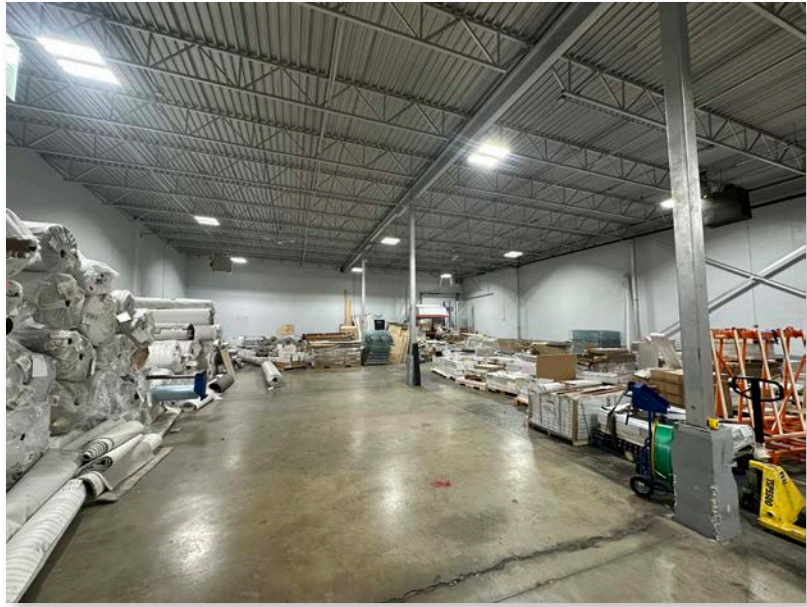
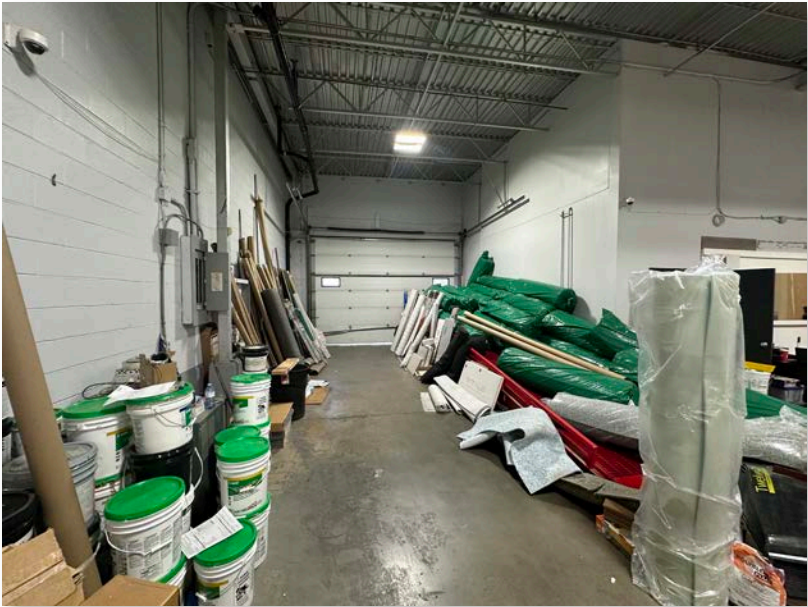


PROPERTY OVERVIEW

Address:	3809 9 Street SE, Calgary, AB
District:	Highfield Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	9,100 SF
Warehouse Area:	8,176 SF
Office Area:	924 SF
Clear Height:	18' (TBV)
Loading:	(1) 17' W x 12' H Drive-in Door
Power:	200 Amps @ 120/208 Volt (TBV)
Lease Rate:	\$13.00 PSF w/escalations
Ops Costs (est. 2025):	\$5.23 PSF
Availability:	March 1, 2026

- Ideal Central Location
- Large Drive-in Door
- Recently upgraded offices
- Close proximity to major transportation routes:
Blackfoot Trail, Glenmore Trail and Deerfoot Trail

INTERIOR FEATURES //



LOCATION



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