

# FOR LEASE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**3809 - 9<sup>th</sup> Street SE, Calgary, AB**

9,100 sq. ft. Centrally Located Warehouse with Drive-In Loading



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# PROPERTY DETAILS

## AVAILABLE AREA:

Office/Showroom:	+/-	924sq. ft.
Warehouse:	+/-	8,176 sq. ft.
Total:	+/-	9,100 sq. ft.

## NET LEASE RATE:

\$13.00 per sq. ft. per annum  
\*with escalations

## OPERATING COSTS:

\$5.23 per sq. ft.

## AVAILABLE:

Immediate

## YEAR BUILT:

1978

## DISTRICT:

Highfield Industrial

## ZONING:

(I-G) Industrial General

## CEILING HEIGHT:

18' (TBV)

## ELECTRICAL:

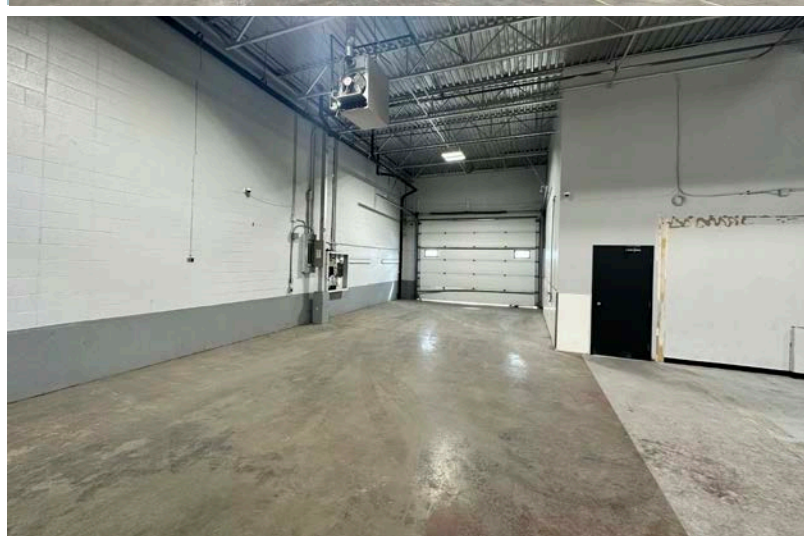
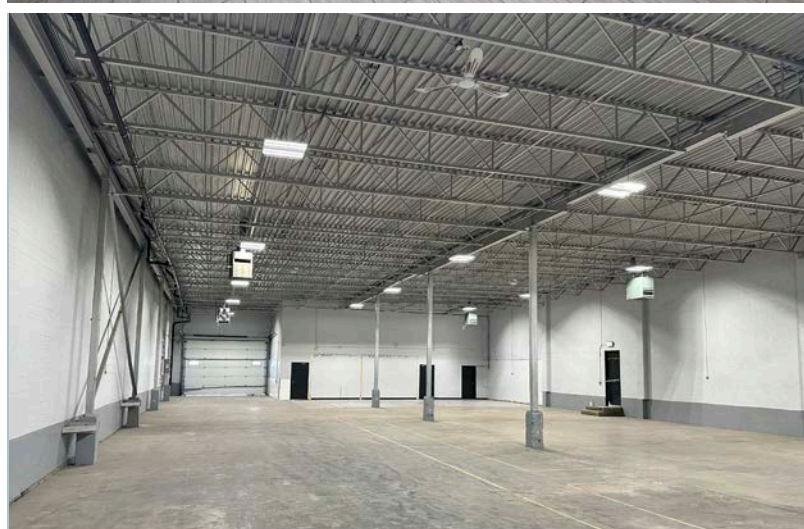
200 amps, 120/208 volts (TBV)

## LOADING:

1 - 17' W x 12' H Drive-in Door

## COMMENTS:

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



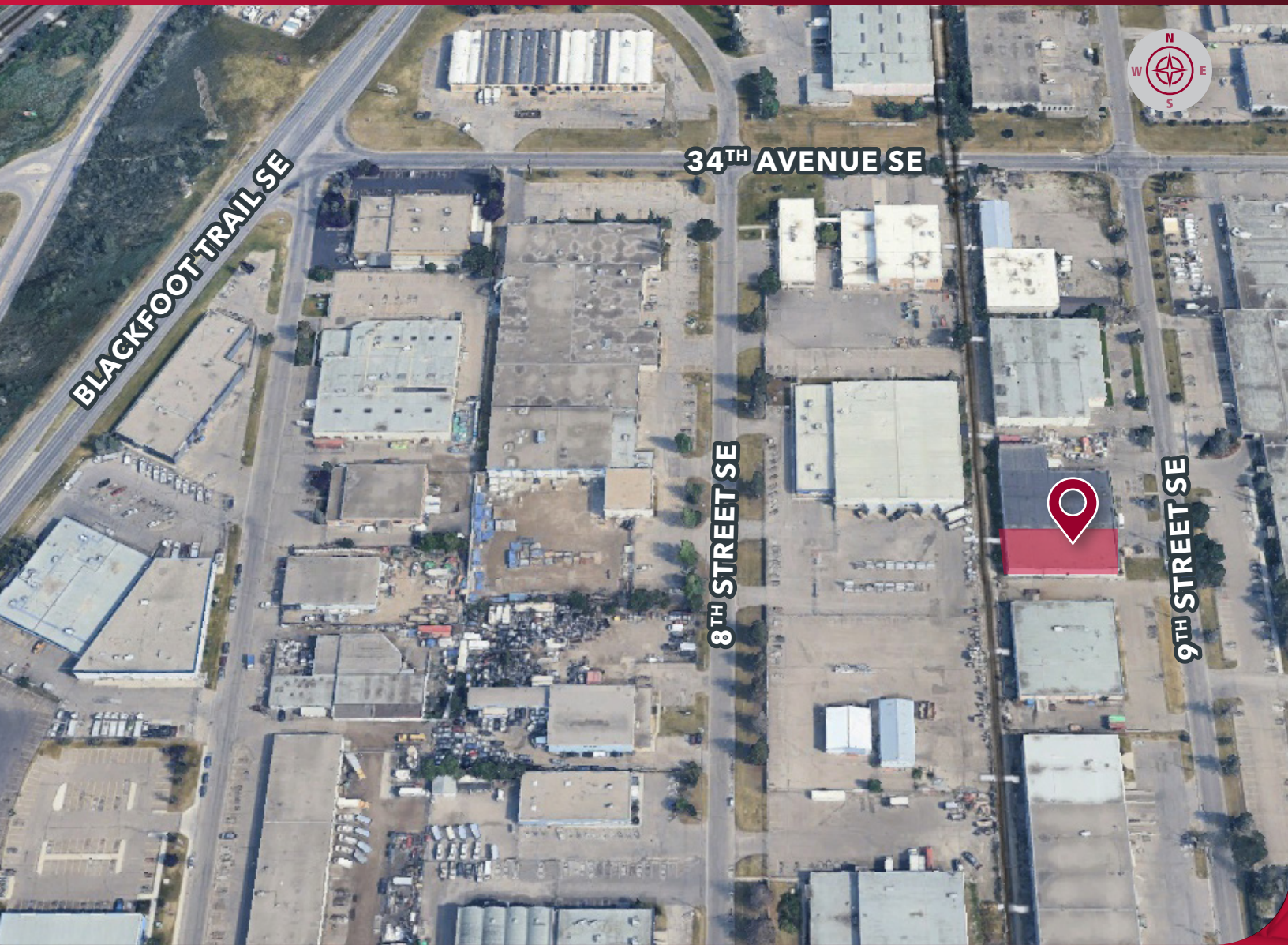
# FLOOR PLAN



7,289 SQ FT  
WAREHOUSE M/L  
1,543 SQ FT  
OFFICE AND SHOWROOM



# LOCATION



## CONTACT US

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