

FOR LEASE



3809 - 9th Street SE, Calgary, AB

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



HARVEY ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-560-2059
haronovich@lee-associates.com

TATE ARONOVICH
VICE PRESIDENT, PRINCIPAL
C: 403-689-1079
taronovich@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

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~~

\$12.00 per sq. ft. per annum

*with escalations

OPERATING COSTS:

\$5.61 per sq. ft.

AVAILABLE:

Immediate

YEAR BUILT:

1978

DISTRICT:

Highfield Industrial

ZONING:

(I-G) Industrial General

CEILING HEIGHT:

18' (TBV)

ELECTRICAL:

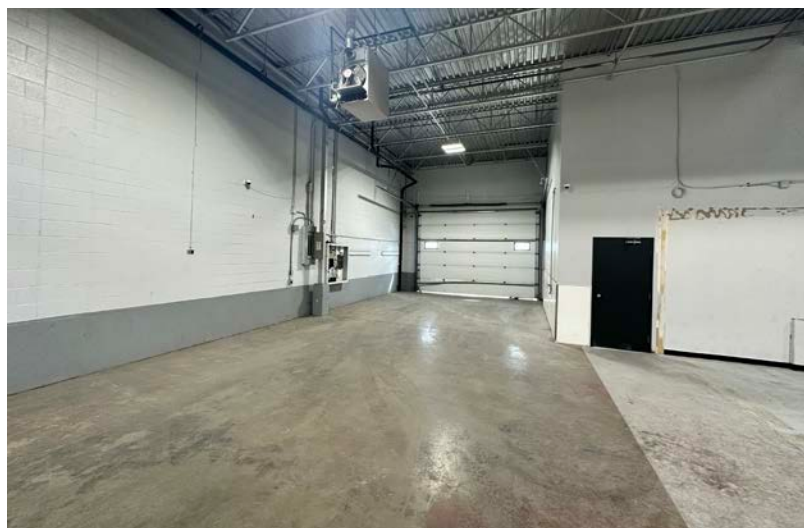
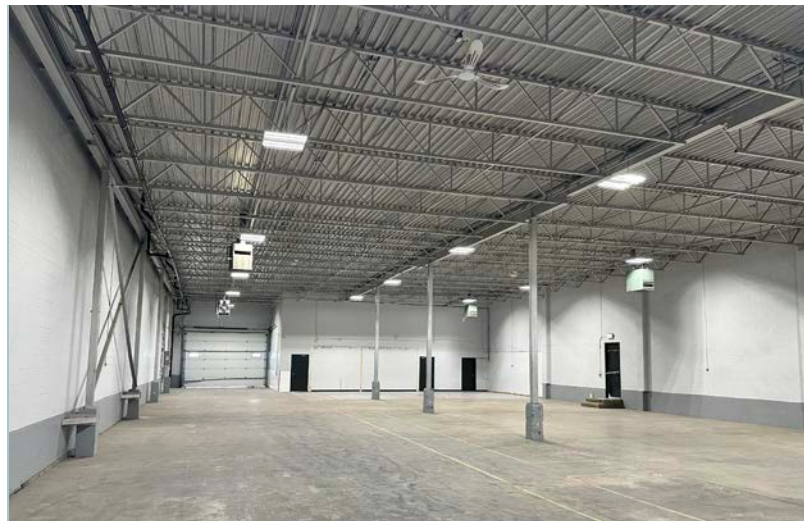
200 amps, 120/208 volts (TBV)

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



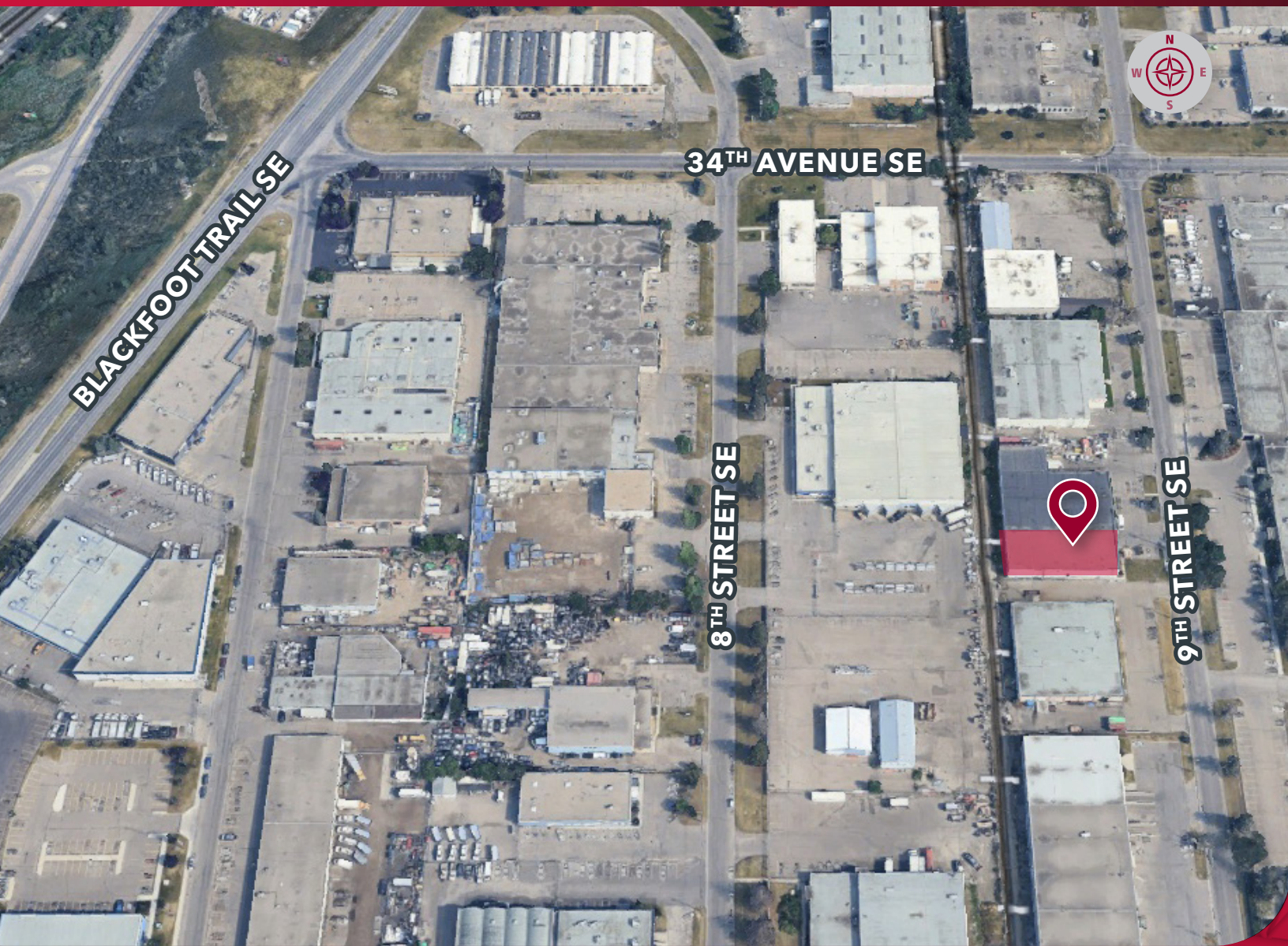
FLOOR PLAN



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



LOCATION



CONTACT US

HARVEY ARONOVICH

VICE PRESIDENT, PRINCIPAL

C: 403-560-2059

haronovich@lee-associates.com

TATE ARONOVICH

VICE PRESIDENT, PRINCIPAL

C: 403-689-1079

taronovich@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES