

13,534

OFFICE & WAREHOUSE
CENTRAL LOCATION



FOR LEASE | 3807 - 9 Street S.E.
Calgary, AB

Lead Agent

Harvey Aronovich

Associate Vice President

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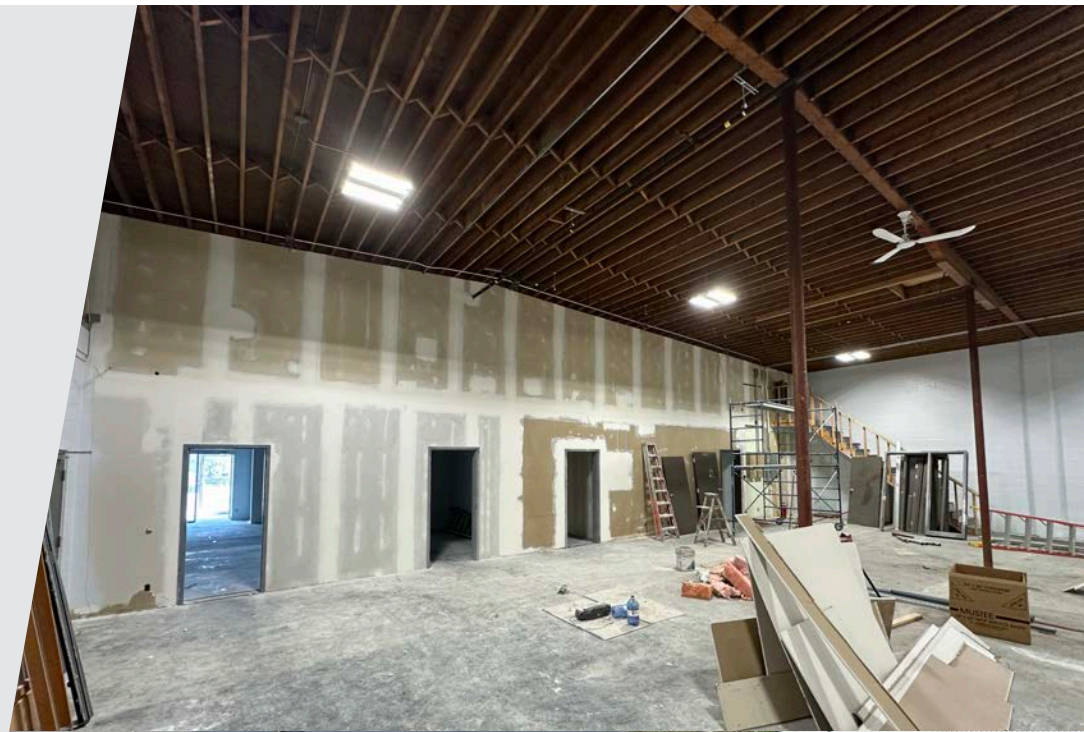
FOR LEASE |

PROPERTY DETAILS

• DISTRICT:	Highfield	
• ZONING:	I-G Industrial General	
• SIZE:	Office:	3,134 SF
	<u>Warehouse:</u>	<u>10,400 SF</u>
	Total:	13,534 SF
• FENCED YARD (SIDE):	+/- 2,850 sq.ft.	
• LOADING:	(2) 10'x10' - Dock (1) 10'x10' - Drive-in	
• CLEAR HEIGHT:	17'	
• POWER:	375 Amps @ 225 Volt	
• LEASE RATE:	\$10.00 PSF with escalations	
• OPERATING COSTS (EST. 2023):	\$4.64	
• AVAILABILITY:	30 Days	

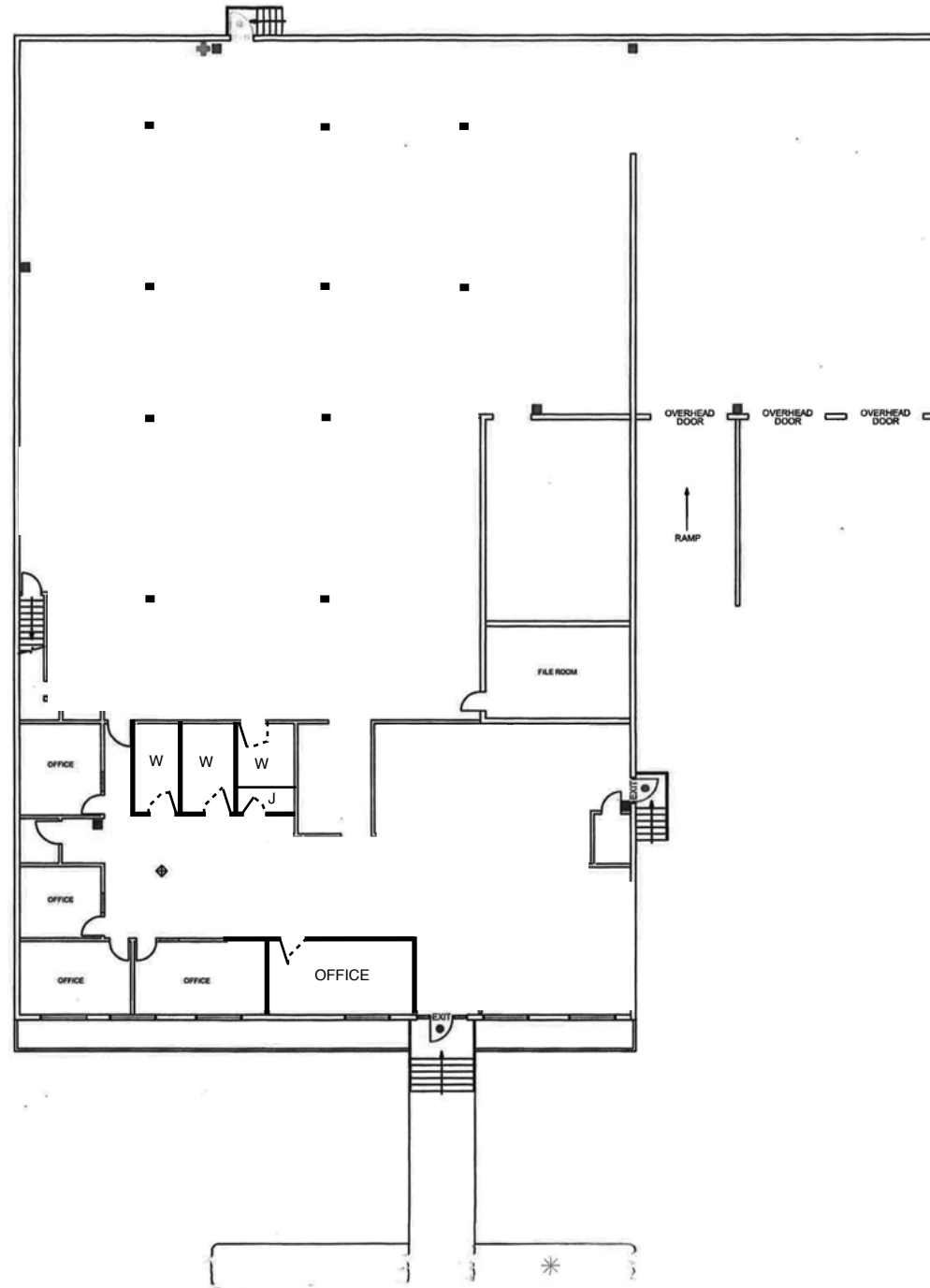
HIGHLIGHTS

- Central Location
- Close proximity to major transport routes Glenmore Trail, Blackfoot Trail and Deerfoot Trail
- Landlord willing to remove T-Bar in service area to increase warehouse space
- Ideal 2,400 sq.ft.(+/-) staging/loading area adjacent to warehouse
- Optimal uses include: Distribution or Light Manufacturing





FLOOR PLAN

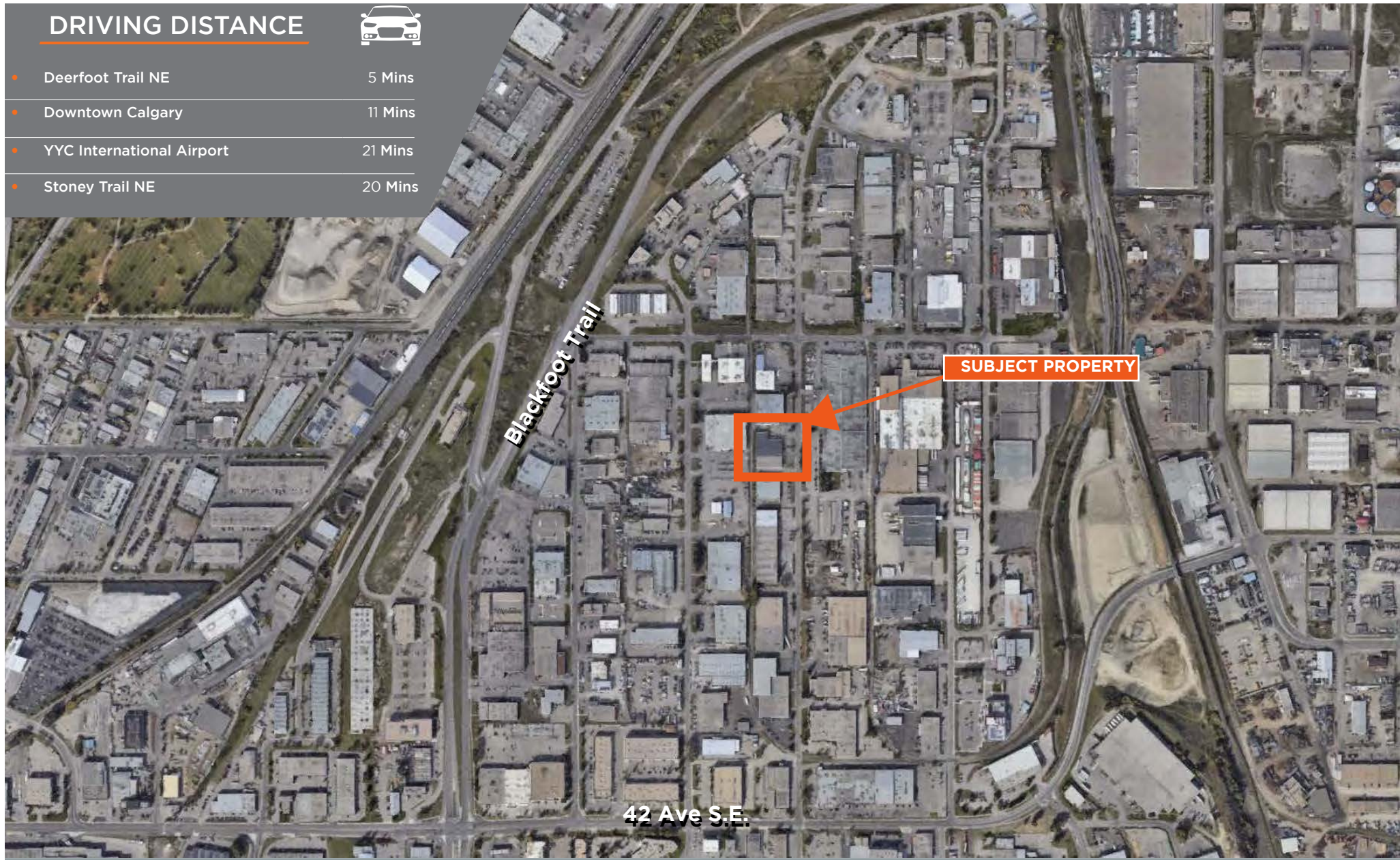


*Floor plan not to scale

DRIVING DISTANCE



- Deerfoot Trail NE 5 Mins
- Downtown Calgary 11 Mins
- YYC International Airport 21 Mins
- Stoney Trail NE 20 Mins



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