

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 |

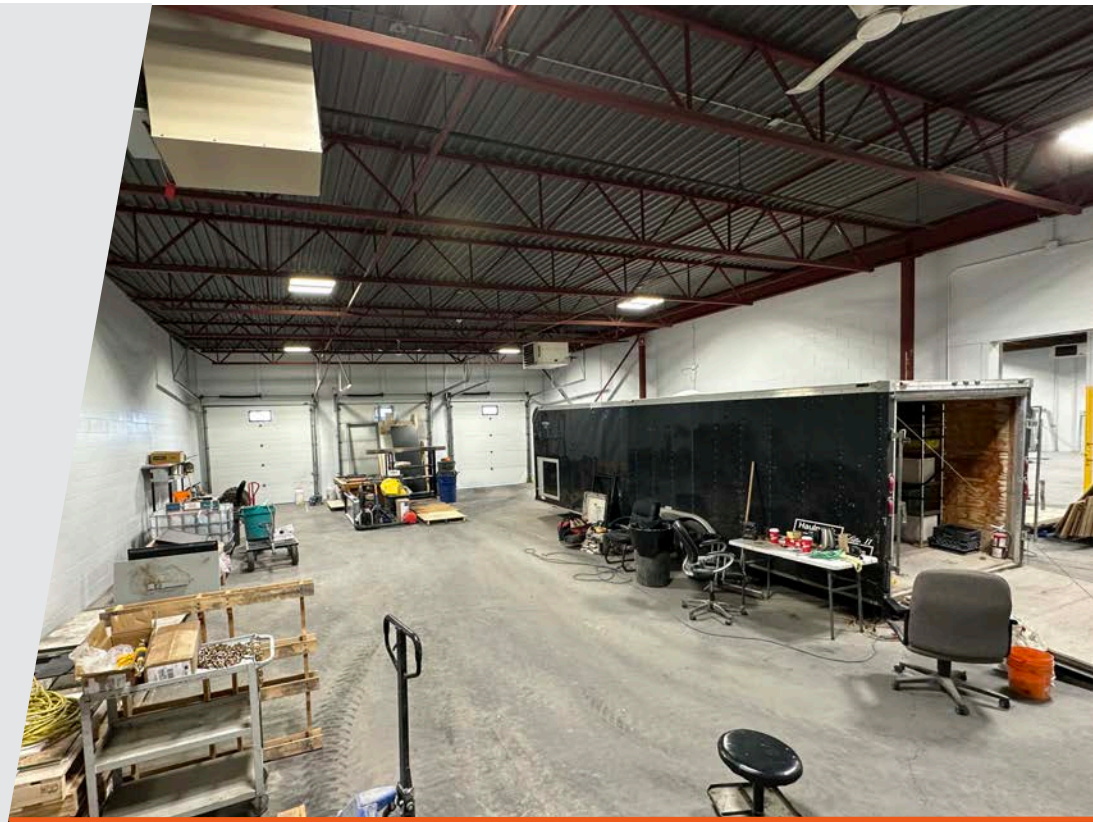
PROPERTY DETAILS

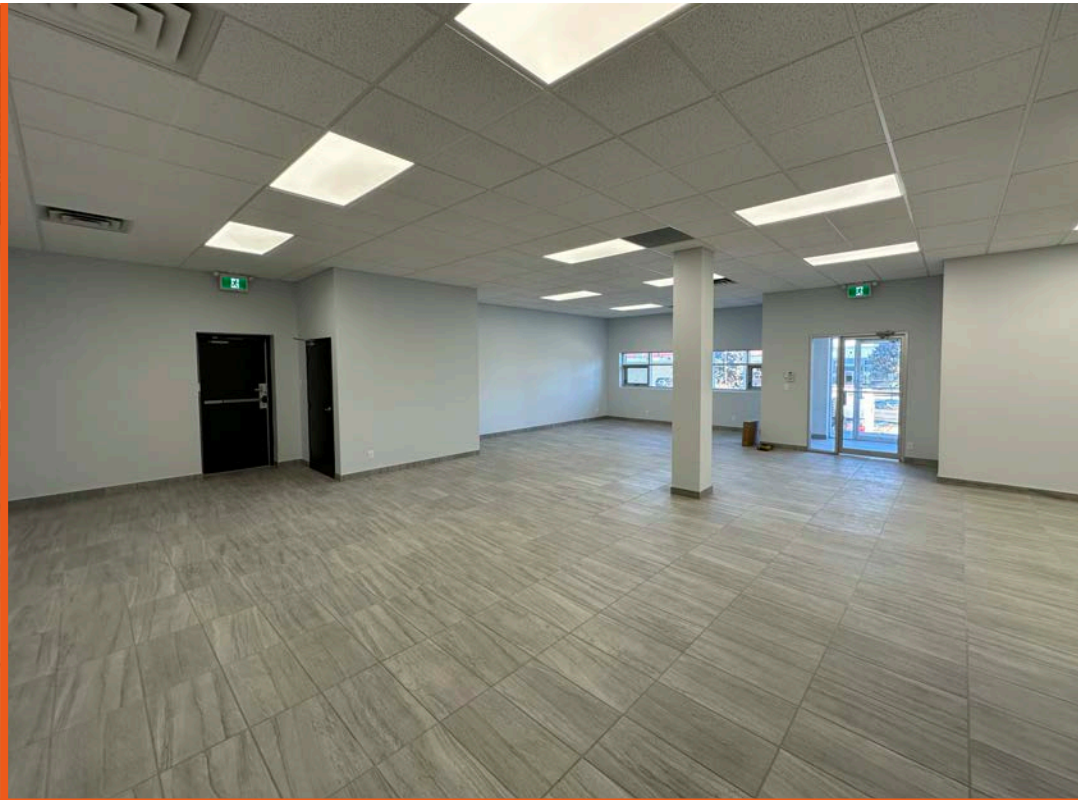
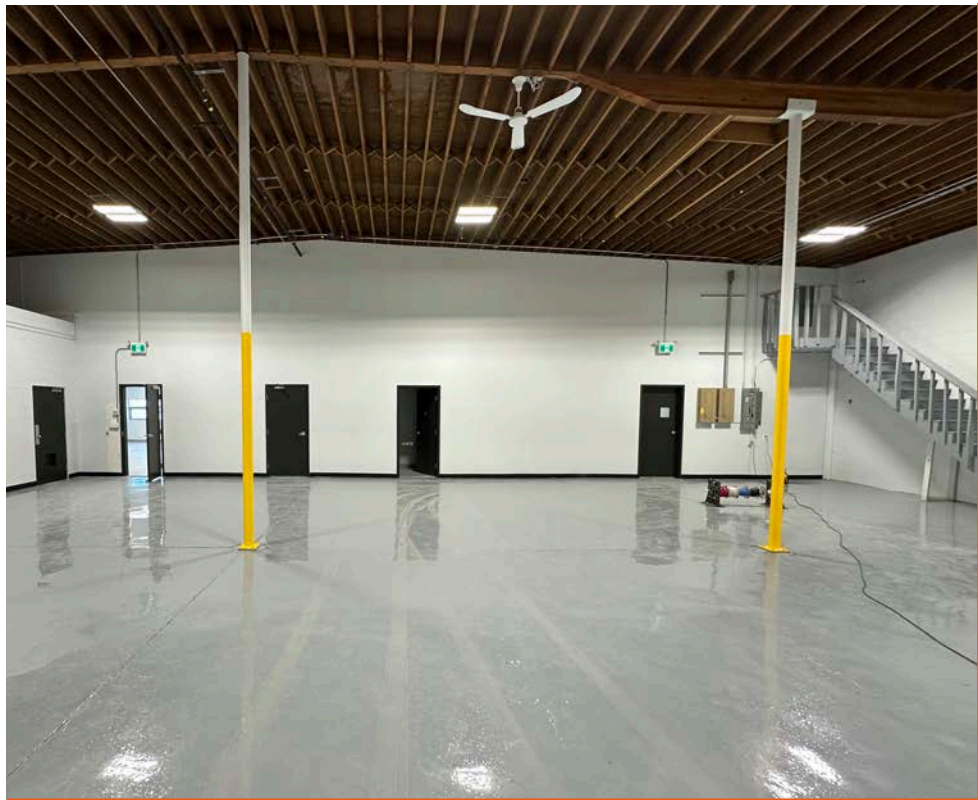
• DISTRICT:	Highfield
• ZONING:	I-G Industrial General
• SIZE:	Office/Showroom: 3,134 SF <u>Warehouse:</u> 10,400 SF Total: 13,534 SF
• FENCED YARD (SIDE):	+/- 2,850 sq.ft.
• LOADING:	(2) 10'x10' - Dock (1) 10'x10' - Drive-in
• CLEAR HEIGHT:	17'
• POWER:	375 Amps @ 225 Volt
• LEASE RATE:	\$11.00 PSF with escalations \$10.00 PSF with escalations
• OPERATING COSTS (EST. 2023):	\$4.64
• AVAILABILITY:	30 Days

PRICE REDUCTION

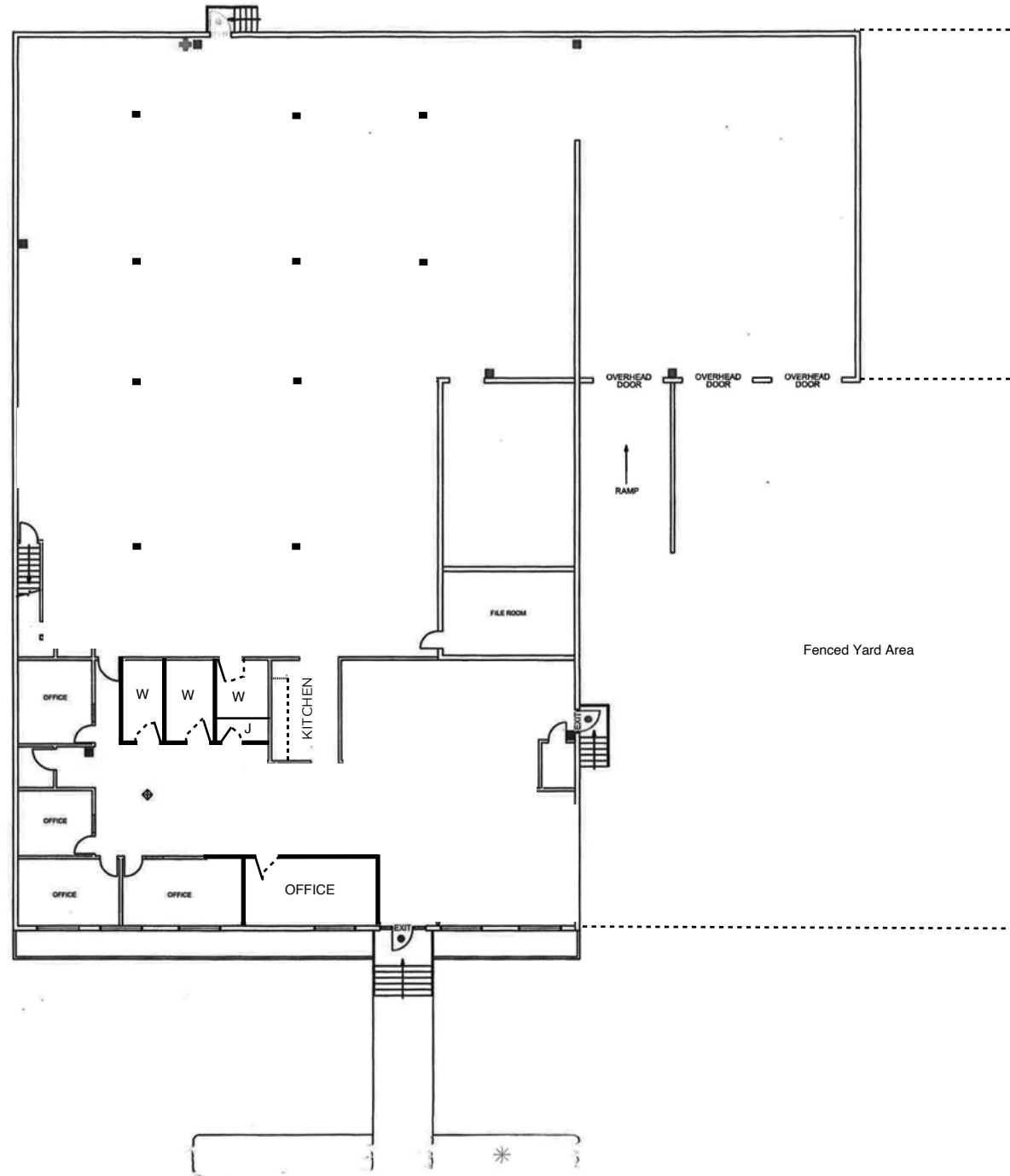
HIGHLIGHTS

- Central location
- Brand new office and showroom build out
- Close proximity to major transport routes Glenmore Trail, Blackfoot Trail and Deerfoot Trail
- Ideal 2,400 sq.ft.(+/-) staging/loading area adjacent to warehouse
- Optimal uses include: distribution or light manufacturing / assembly





FLOOR PLAN

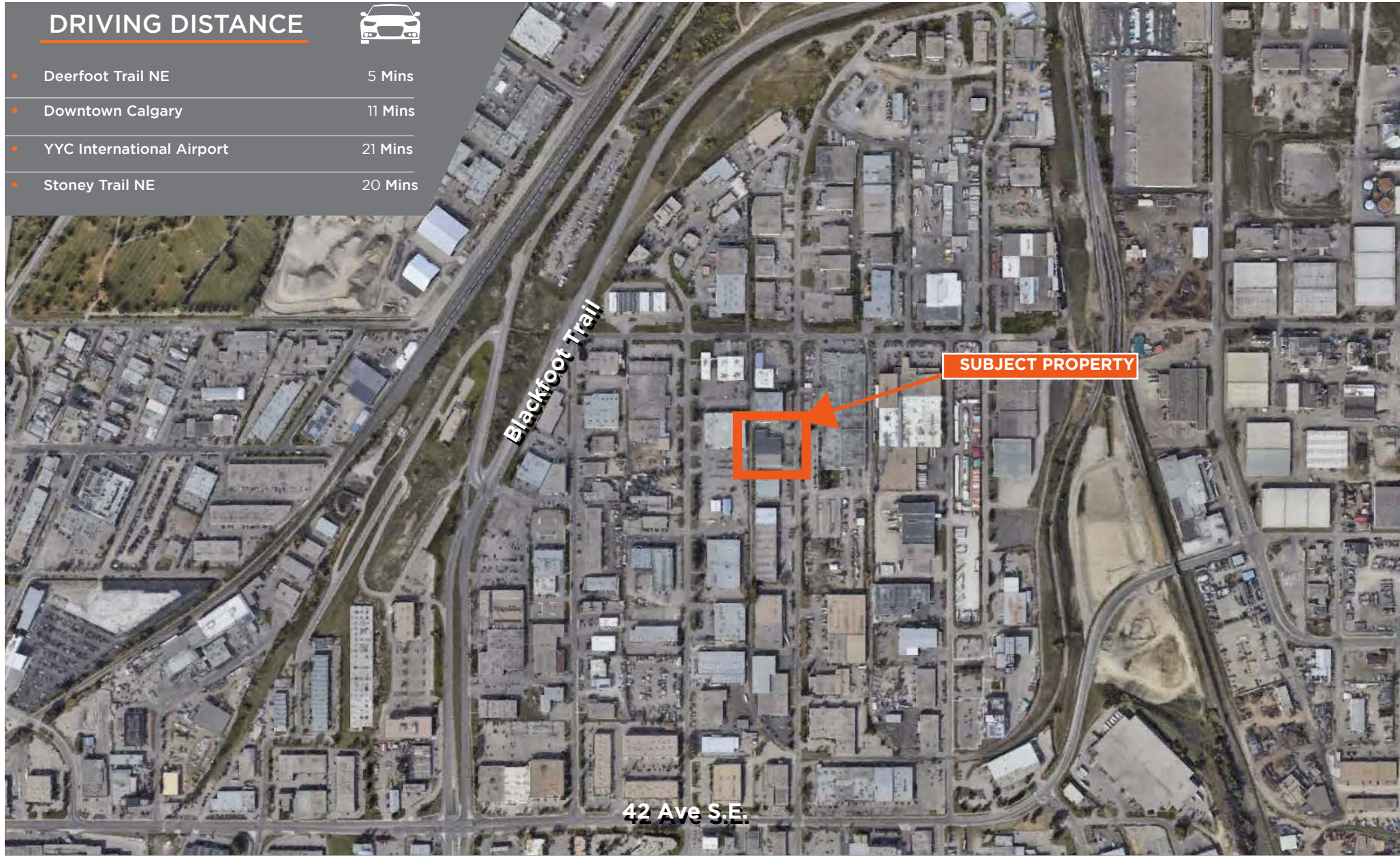


*Floor plan not to scale

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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