 **JLL** SEE A BRIGHTER WAY

# For lease

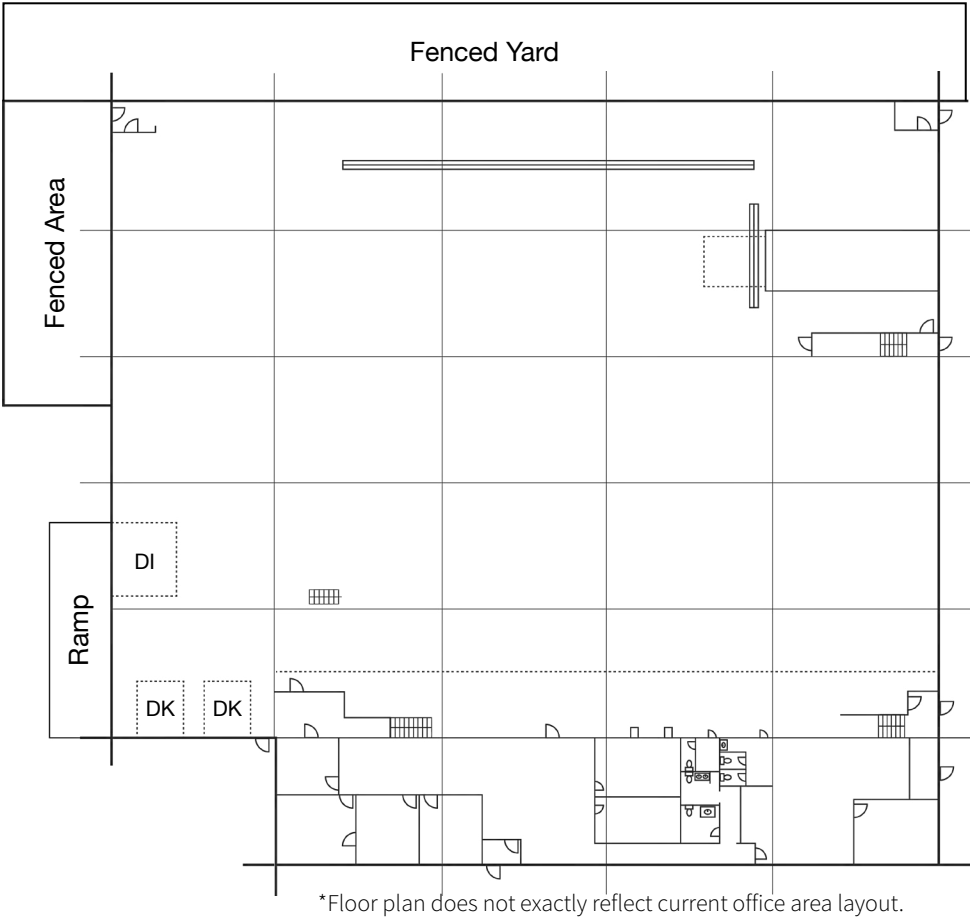
3615 - 9 Street SE  
Calgary AB

- Newly renovated central market 23,500 s.f. freestanding building
- Dock and drive-in loading
- Easy access to Deerfoot Trail, Glenmore Trail, and Blackfoot Trail
- Potential for outside storage with fenced yard at side and rear of property

CLICK OR SCAN FOR:



# Site Plan

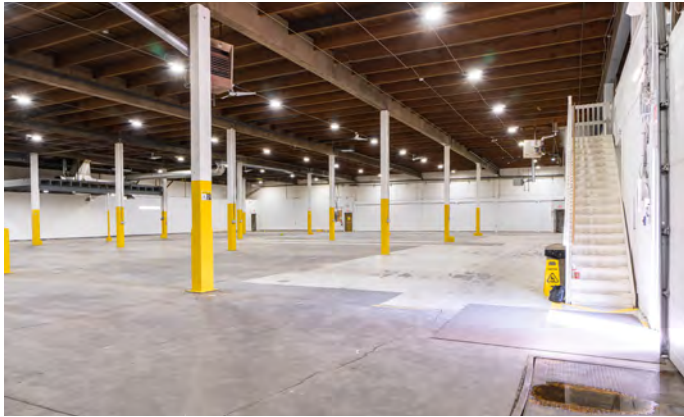


# Property Details

Address	3615 - 9 Street SE
District	Highfield
Zoning	I-G (Industrial General)
Site Area	0.91 acre
Building Size	Warehouse ±20,500 s.f. Office ±3,000 s.f. Total: 23,500 s.f. <small>*bonus 3,555 s.f. second floor storage</small>
Ceiling Height	19' clear
Drainage	Sump and trench drains in warehouse

Lighting	LED
Loading	1 (14'x12') drive-in door 2 (9'x10') dock doors, one with leveler
Mechanical	Gas fired heaters and make-up air in warehouse
Power	600 amps @240 volt (3 phase) (TBV)
Available	Immediately
Op. Costs	\$5.57 p.s.f. (2025 est.)
Lease Rate	Market

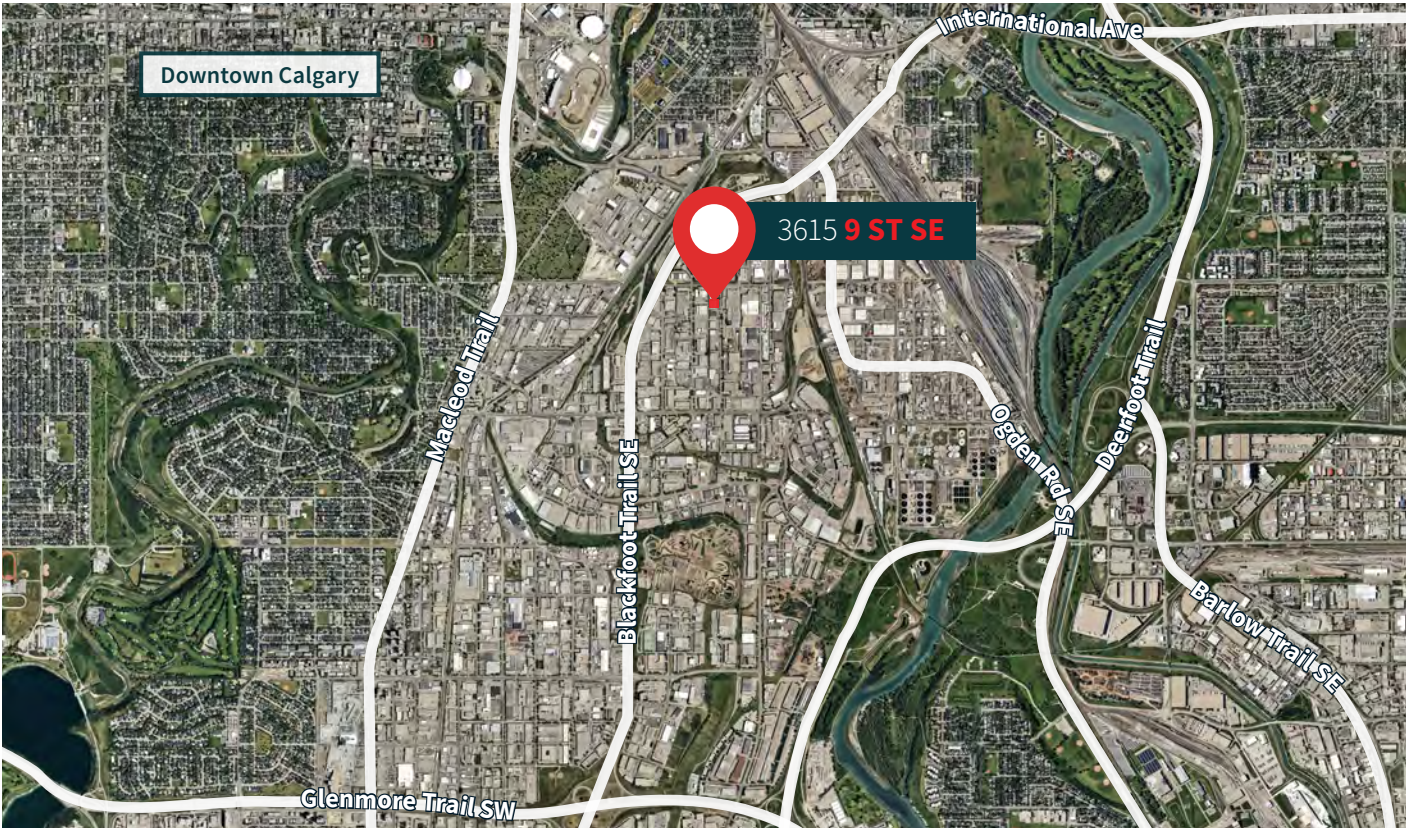
# Photos



CLICK OR SCAN FOR 360 TOUR:



# Site Map



## Drive Times

	Blackfoot Trail	1 minute / 500 m
	Deerfoot Trail (Highway 2)	4 minutes / 2.4 km
	Glenmore Trail	5 minutes / 3.6 km
	C-Train Station (39 Avenue Station)	32 min. walk and 5 min. drive / 2.4 km
	Bus Stop	Adjacent to property
	Downtown Calgary	10 minutes / 5.5 km
	Calgary International Airport	18 minutes / 19.9 km

## Contact us for more information

jll.ca

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