

For Lease

3195 - 9 Street SE
Calgary, Alberta



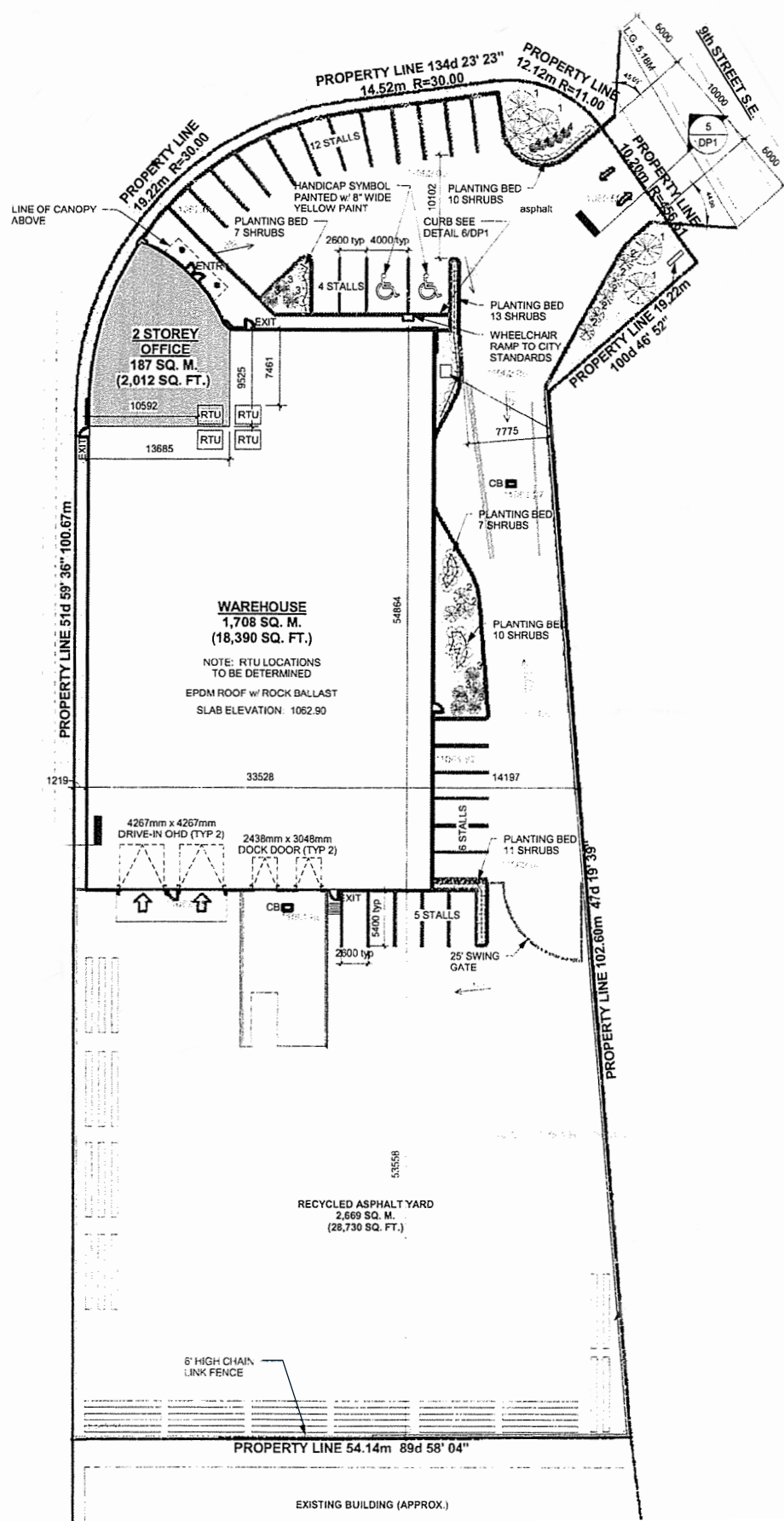
- 24,919 s.f. building on 1.61 acres
- Standalone building with heavy power capacity
- Clean warehouse with plenty of natural light
- High quality office build-out
- Quick access to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail



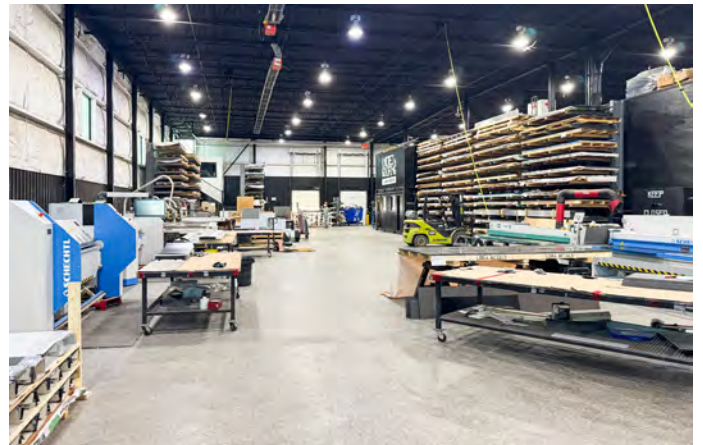
Property Details

District	Highfield	Loading	2 - (8' x 10') dock doors 2 - (14' x 14') drive-in doors
Zoning	I-G (Industrial General)	Power	800 amps @ 120/208 volts
Building Size	Main Floor Office: 2,075 s.f. Second Floor Office: 4,333 s.f. Warehouse Office: 1,613 s.f. Warehouse: 16,898 s.f. Total: 24,919 s.f. Bonus Mezzanine: 228 s.f.	Make Up Air	5,000 CFM
Site Area	1.61 acres	Lease Rate	\$18.00 p.s.f.
Ceiling Height	22' clear	Op. Costs	\$5.85 p.s.f.
		Available	April 1, 2026





Photos



Site Map & Drive Times



Deerfoot Trail (Highway 2) **10 mins. | 7.6 km**



Stoney Trail (Ring Road) **15 mins. | 13.7 km**



Blackfoot Trail **2 mins. | 700 m**



Calgary Int. Airport **16 mins. | 19.9 km**



Glenmore Trail **6 mins. | 4.5 km**



Downtown Calgary **8 mins. | 5.7 km**

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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