

For Lease

3195 - 9 Street SE Calgary, Alberta





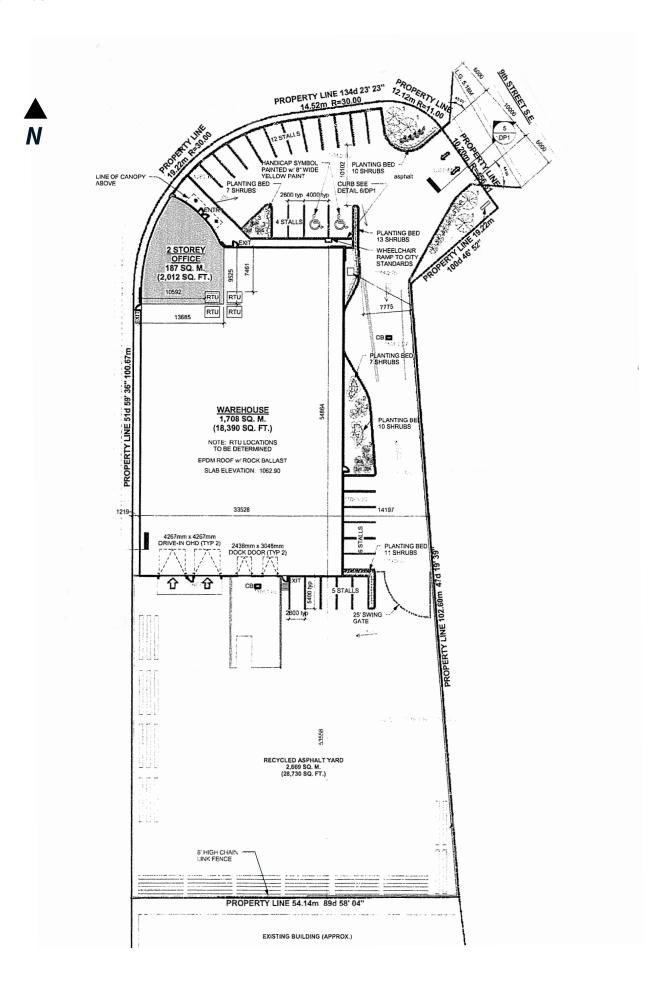
- 24,919 s.f. building on 1.61 acres
- Standalone building with heavy power capacity
- Clean warehouse with plenty of natural light
- High quality office build-out
- Quick access to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail



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: Second Floor Office: Warehouse Office: Warehouse:	2,075 s.f. 4,333 s.f. 1,613 s.f. 16,898 s.f.	Make Up Air	5,000 CFM
	Total: Bonus Mezzanine:	24,919 s.f. 228 s.f.	Lease Rate	\$18.00 p.s.f.
Site Area	1.61 acres		Op. Costs	\$5.85 p.s.f.
Ceiling Height	22' clear		Available	April 1, 2026





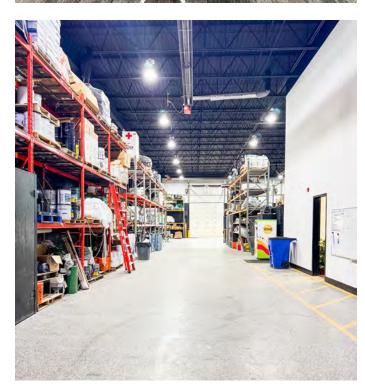
Photos















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

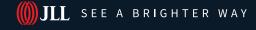
6 mins. | 4.5 km



Downtown Calgary

8 mins. | 5.7 km

Contact us for more information



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