

For Lease

5760 - 9th Street SE, Unit 101
Calgary, Alberta



Highlights

- 50,302 s.f. of distribution space with dock and drive-in loading
- Large marshalling area with capacity for 53' trailers
- Large showroom and service area with mix of warehouse, ideal for construction and building material supply users
- Excellent central location -with quick access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail
- Potential for yard storage

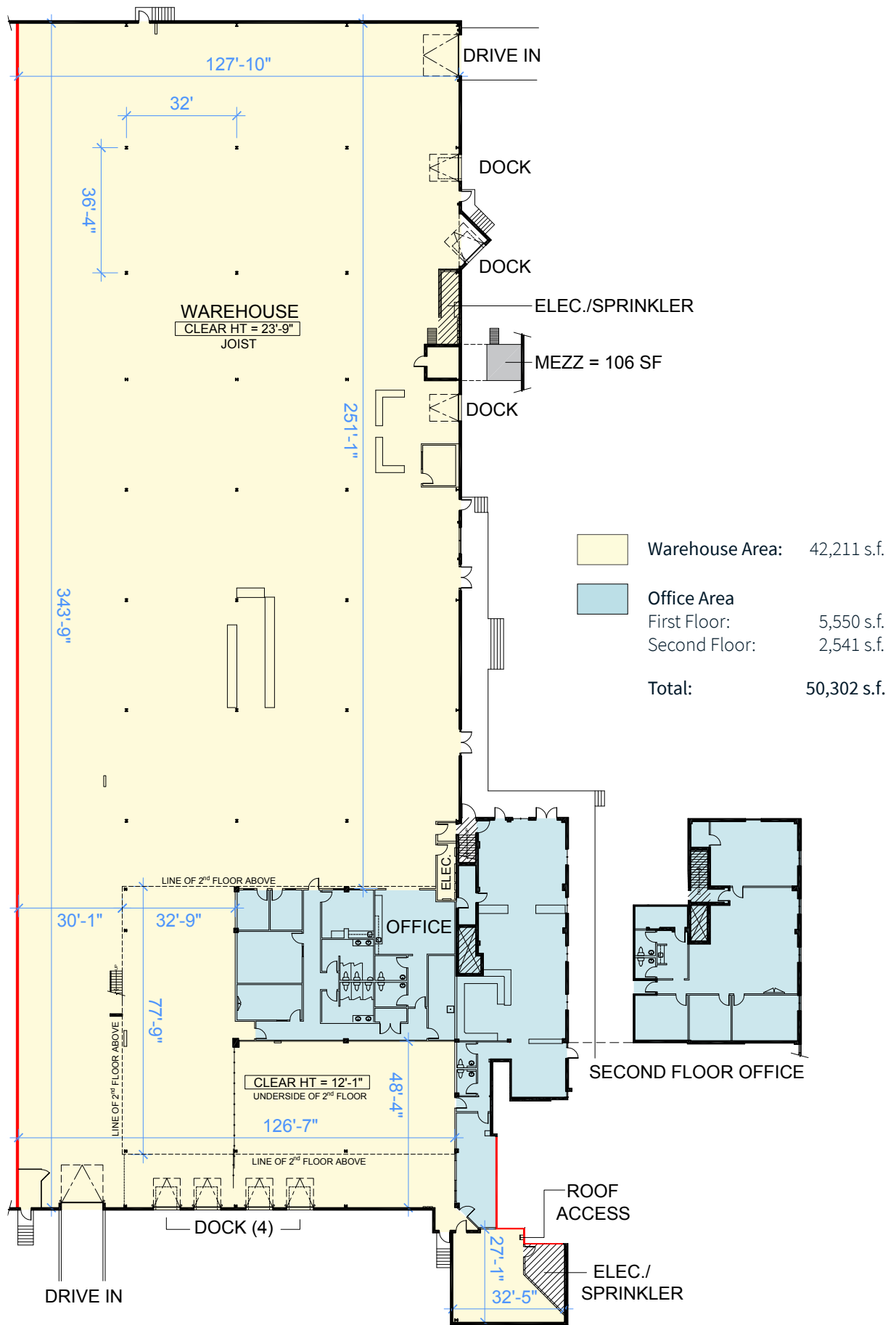
On behalf of:

SLATE

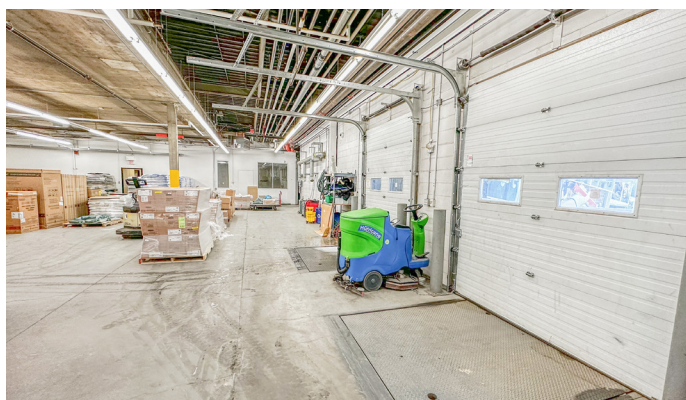
Property Details

Address		5760 - 9th Street SE, Unit 101		Loading		7 (8'x10') dock doors 2 (10'x12') drive-in doors			
District		Burns Industrial		Power		600 amps (TBV)			
Zoning		I-G (Industrial General)		Features		• Sprinklered • Bonus Mezzanine • Ample parking stalls on site			
Size		First Floor Office		5,550 s.f.		Op. Costs		\$5.69 p.s.f.	
		Second Floor Office		2,541 s.f.					
		Warehouse		42,211 s.f.					
		Total		50,302 s.f.		Lease Rate		Market	
Clear Height		23' clear		Available		November 1, 2026			

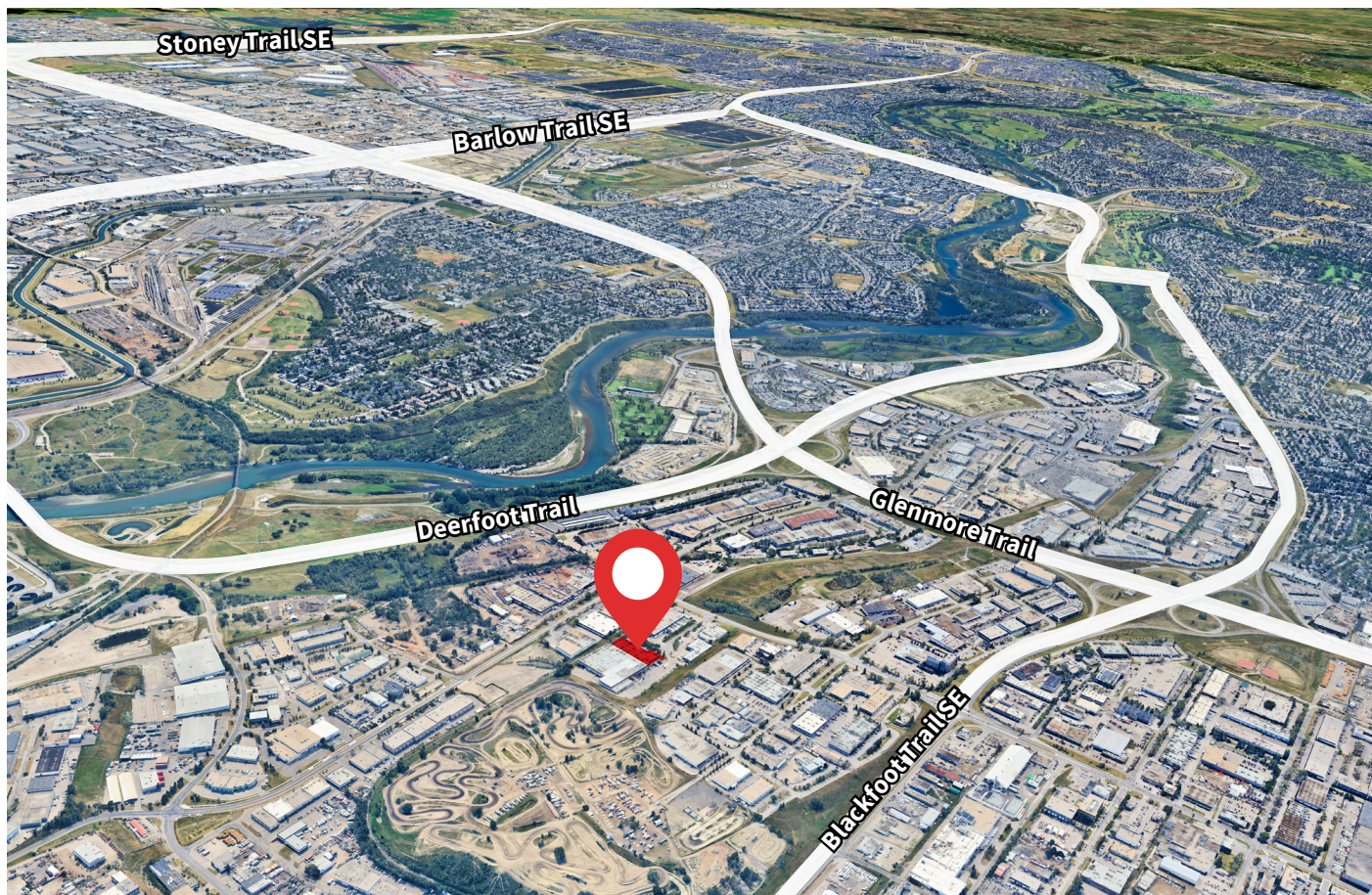




Photos



Site Map



Drive Times



Glenmore Trail

4 mins. | 1.8 km



Trans-Canada Highway 12 mins. | 10.9 km



Deerfoot Trail (Highway 2) 6 mins. | 3.9 km



Calgary Int. Airport 20 mins. | 22.3 km



Stoney Trail (Ring Road) 12 mins. | 11.1 km



Downtown Calgary 14 mins. | 7 km

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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