



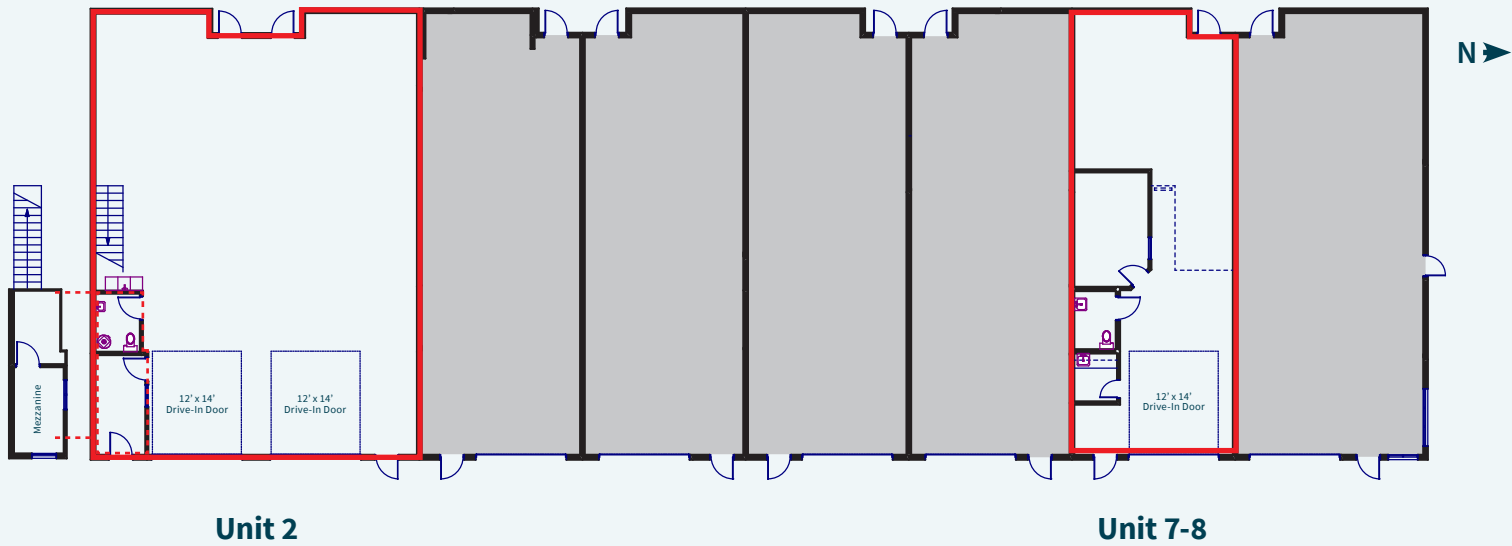
For Lease

3613 - 15A Street SE

- Rare small bay opportunity located in the central southeast market
- 1,353 s.f. or 2,726 s.f. available
- Oversized loading doors
- Close proximity to Blackfoot Trail, Deerfoot Trail and Downtown Calgary

TWO BAYS AVAILABLE

Building Plan



Property Details

	Unit 2	Unit 7-8
 Unit Size	1,353 s.f.	2,726 s.f. with 164 s.f. Mezzanine
 Availability	Immediately	January 1, 2027
 Loading	1 (12' x 14') drive-in door	2 (12' x 14') drive-in door
 District	Highfield	
 Zoning	I-G (Industrial General)	
 Ceiling Height:	19' clear	
 Lease Rate	Market	
 Op. Costs	\$8.35 p.s.f. (2026)	

Location Map



Drive Times



Blackfoot Trail
3 mins. | 1.7 km



Deerfoot Trail
6 mins. | 4.2 km



Stoney Trail (Ring Road)
12 mins. | 11.5 km



Glenmore Trail
5 mins. | 3.1 km



Downtown Calgary
12 mins. | 6.6 km



Calgary Int. Airport
20 mins. | 20.5 km



Contact us

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com

Carey Koroluk

Vice President

+1 403 456 2346

carey.koroluk@jll.com

Austin Smith

Vice President

+1 403 456 2197

austin.smith@jll.com

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