JLL

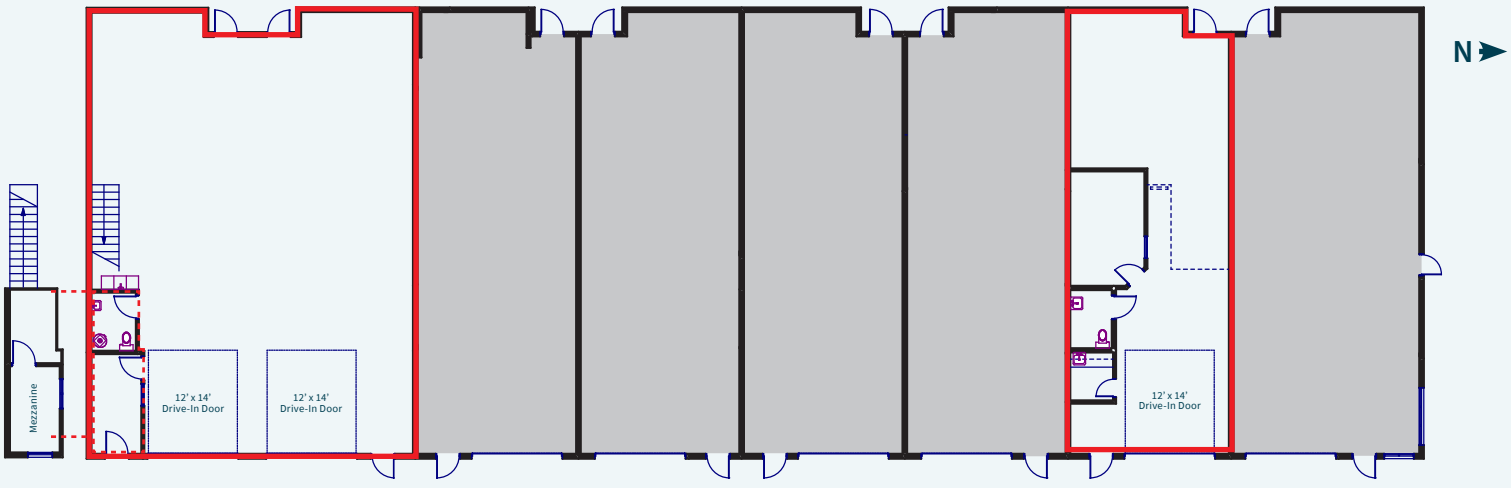
For Lease

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 7-8	Unit 2
Unit Size	2,726 s.f. with 164 s.f. Mezzanine	1,353 s.f.
Availability	January 1, 2027	Immediately
Loading	2 (12’ x 14’) drive-in door	1 (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

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