



 **JLL** SEE A BRIGHTER WAY

For lease

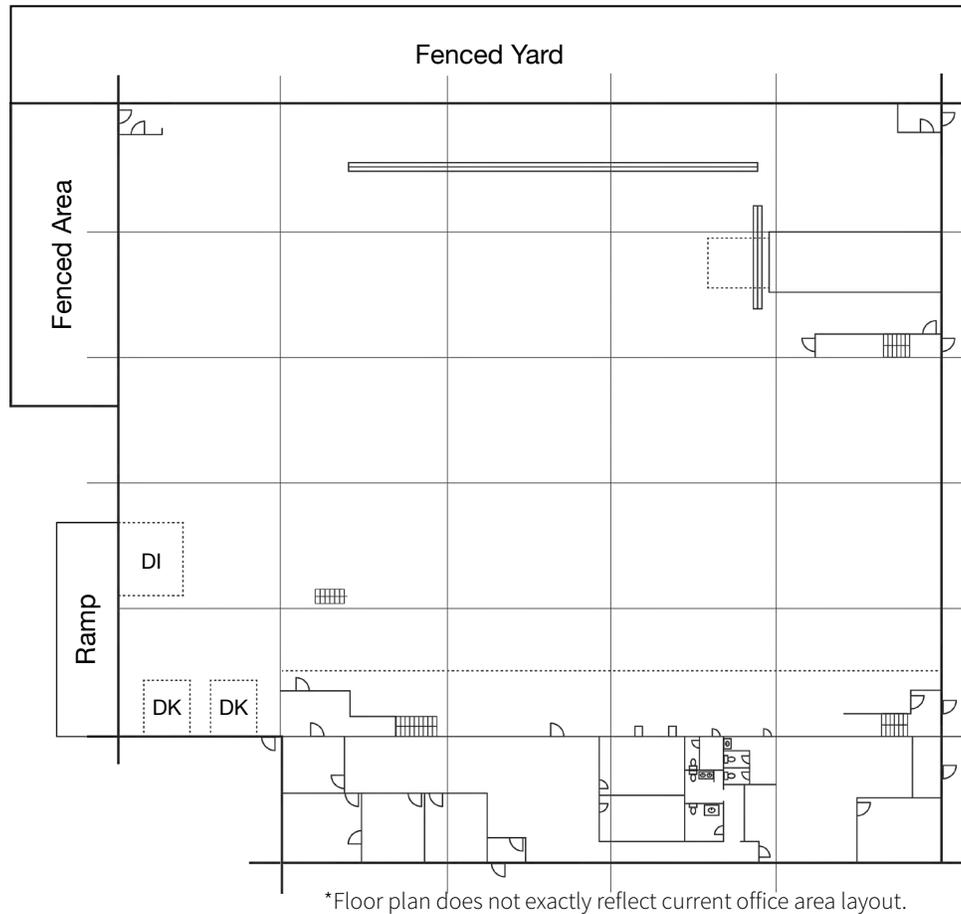
3615 - 9 Street SE
Calgary AB

- Newly renovated central market 23,500 s.f. freestanding building
- Dock and drive-in loading
- Easy access to Deerfoot Trail, Glenmore Trail, and Blackfoot Trail
- Potential for outside storage with fenced yard at side and rear of property
- Recently completed renovations include painting the exterior, new LED lighting in warehouse, “white-boxing” warehouse, refurbished office and washrooms (new flooring, paint, fixtures, etc.)

CLICK OR SCAN FOR:



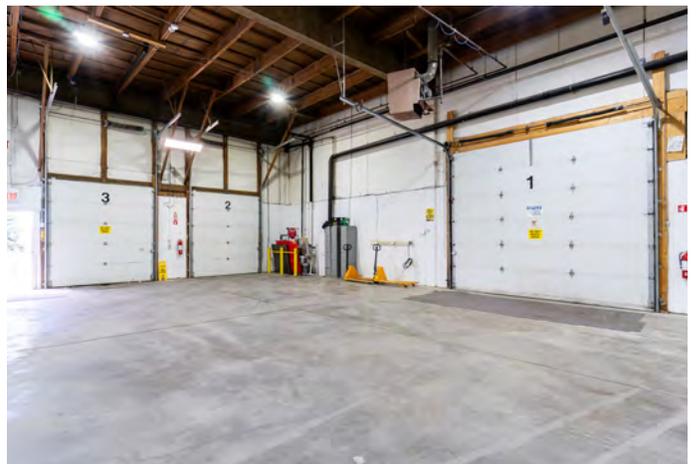
Site Plan



Property Details

Address	3615 - 9 Street SE	Lighting	LED
District	Highfield	Loading	1 (14'x12') drive-in door 2 (9'x10') dock doors, one with leveler
Zoning	I-G (Industrial General)	Mechanical	Gas fired heaters and make-up air in warehouse
Site Area	0.91 acre	Power	600 amps @240 volt (3 phase) (TBV)
Building Size	Warehouse ±20,500 s.f. Office ±3,000 s.f. Total: 23,500 s.f. <small>*bonus 3,555 s.f. second floor storage</small>	Available	Immediately
Ceiling Height	19' clear	Op. Costs	\$5.57 p.s.f. (2025 est.)
Drainage	Sump and trench drains in warehouse	Lease Rate	Market

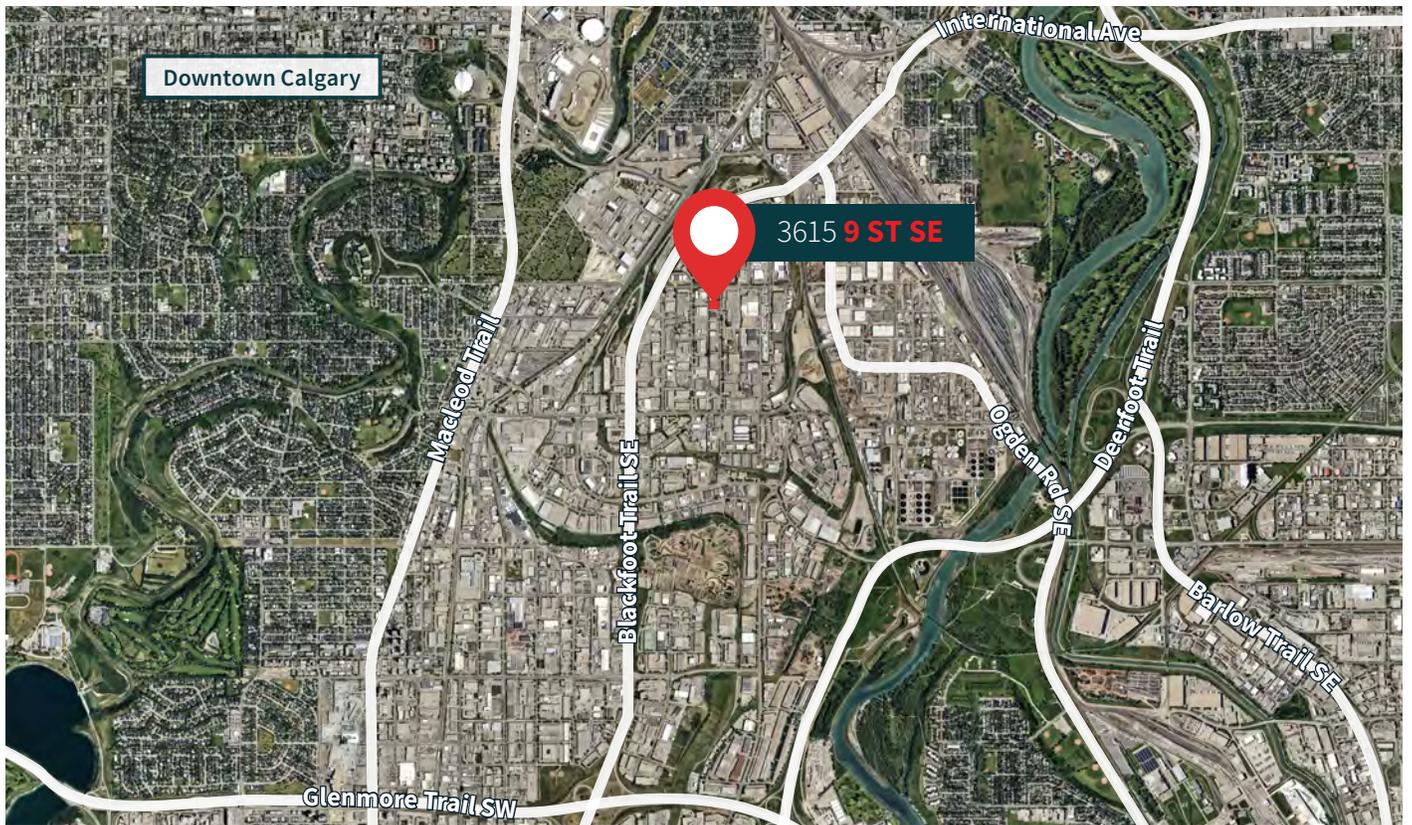
Photos



CLICK OR SCAN FOR 360 TOUR:



Site Map



Drive Times

	Blackfoot Trail	1 minute / 500 m
	Deerfoot Trail (Highway 2)	4 minutes / 2.4 km
	Glenmore Trail	5 minutes / 3.6 km
	C-Train Station (39 Avenue Station)	32 min. walk and 5 min. drive / 2.4 km
	Bus Stop	Adjacent to property
	Downtown Calgary	10 minutes / 5.5 km
	Calgary International Airport	18 minutes / 19.9 km

Contact us for more information

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