



FOR LEASE | OFFICE/WAREHOUSE SPACE



3414 9 Street SE

Calgary, Alberta

AVAILABLE: Immediately

LED lighting throughout.

Municipal Address

3414 9 Street SE
Calgary, Alberta

Area

12,052 sq. ft.

Ceiling Height

16'3" / 4.95m

Legal Description

Plan 1846JK, Block 7, Lot 7

Operating Costs

\$5.33 / sq. ft. (2025 CAM & Tax)

Loading & Access

Drive-in 8'W x 8'H
Dock Height 8'W x 10'H (side access)

Zoning

I-G Industrial—General

Power

280A, 120/208V, 3 Phase

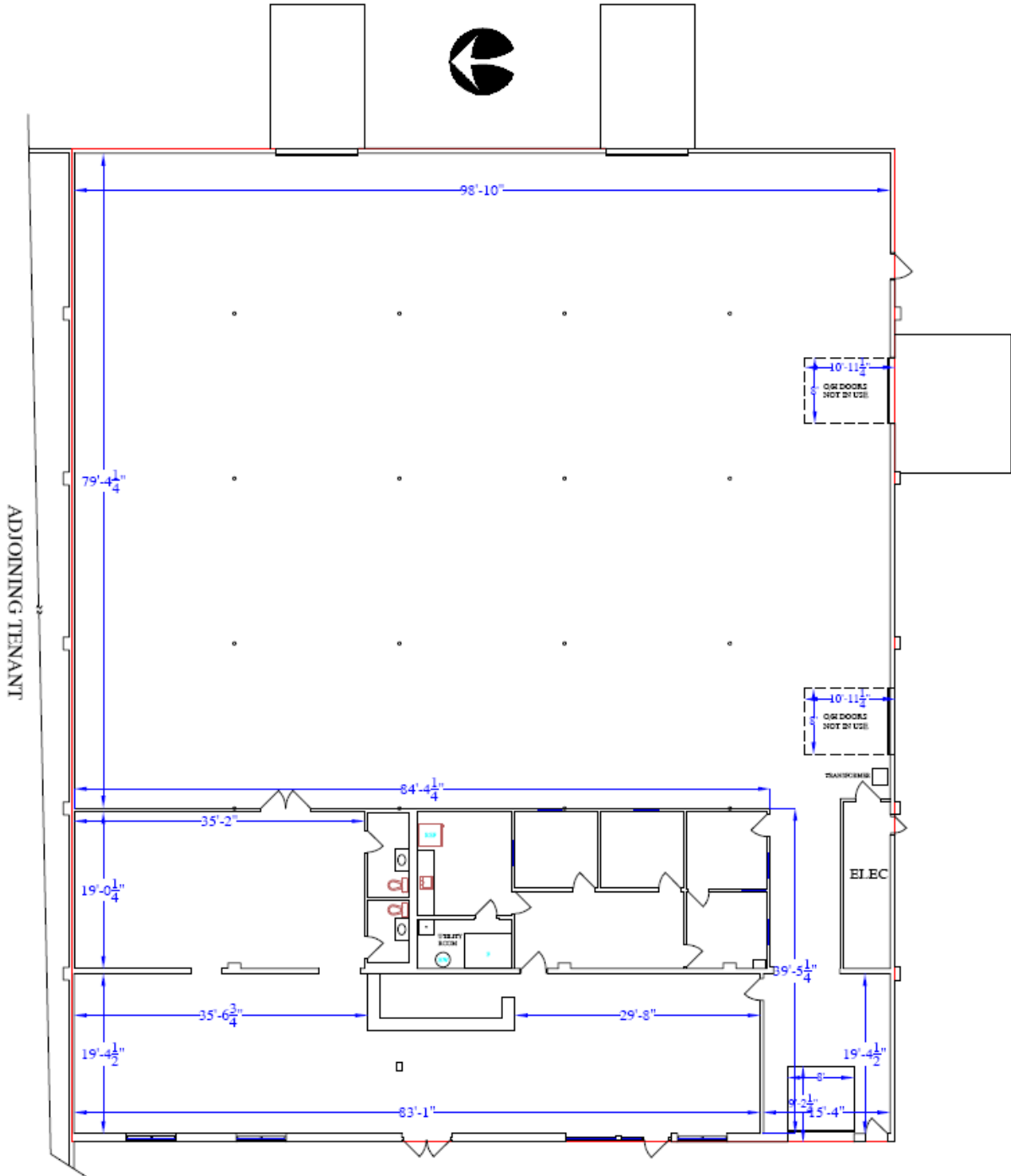
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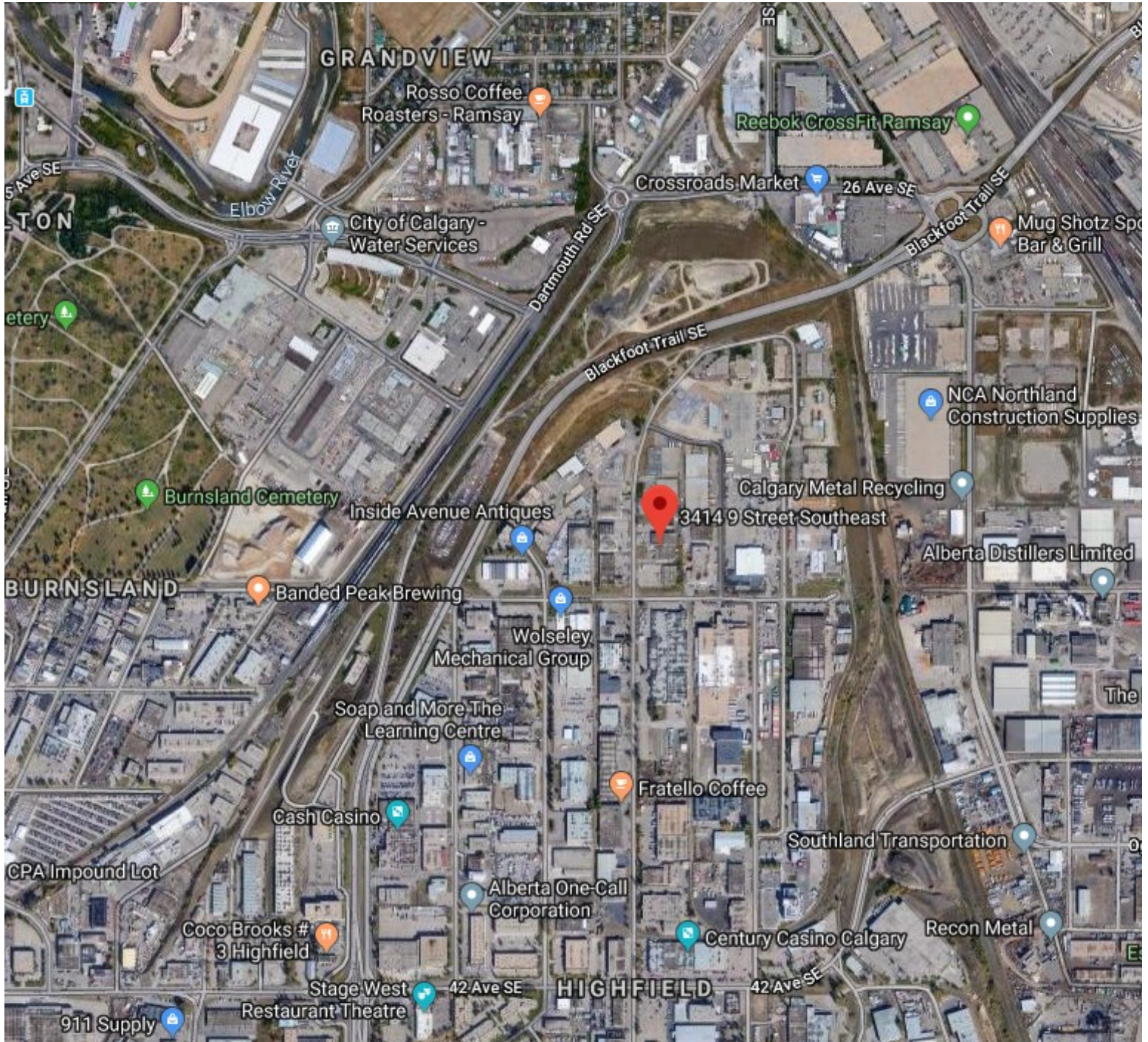
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