



## FOR LEASE | WAREHOUSE SPACE



### 3412 9 Street SE

Calgary, Alberta

AVAILABLE: February 1, 2018

Warehouse space recently upgraded to LED lighting.

#### Municipal Address

3412 9 Street SE  
Calgary, Alberta

#### Legal Description

Plan 1846JK, Block 7, Lot 7

#### Zoning

I-G (General Industrial)

#### Area

6,025 sq. ft.

#### Operating Costs

\$4.69 / sq. ft. (CAM, Tax)

#### Power

100A, 240V and 225A, 250V, 3 phase, 4 wire

#### Ceiling Height

16' 3" / 4.95m

#### Bay Dimensions

37'7" W x 160' D  
11.46m W x 48.77m D

#### Loading & Access

Dock Height 10'W x 10'H

The information contained herein may change and the property removed from the market at any time without prior notice. It has been obtained from sources believed to be correct but does not form part of any present or future contract.



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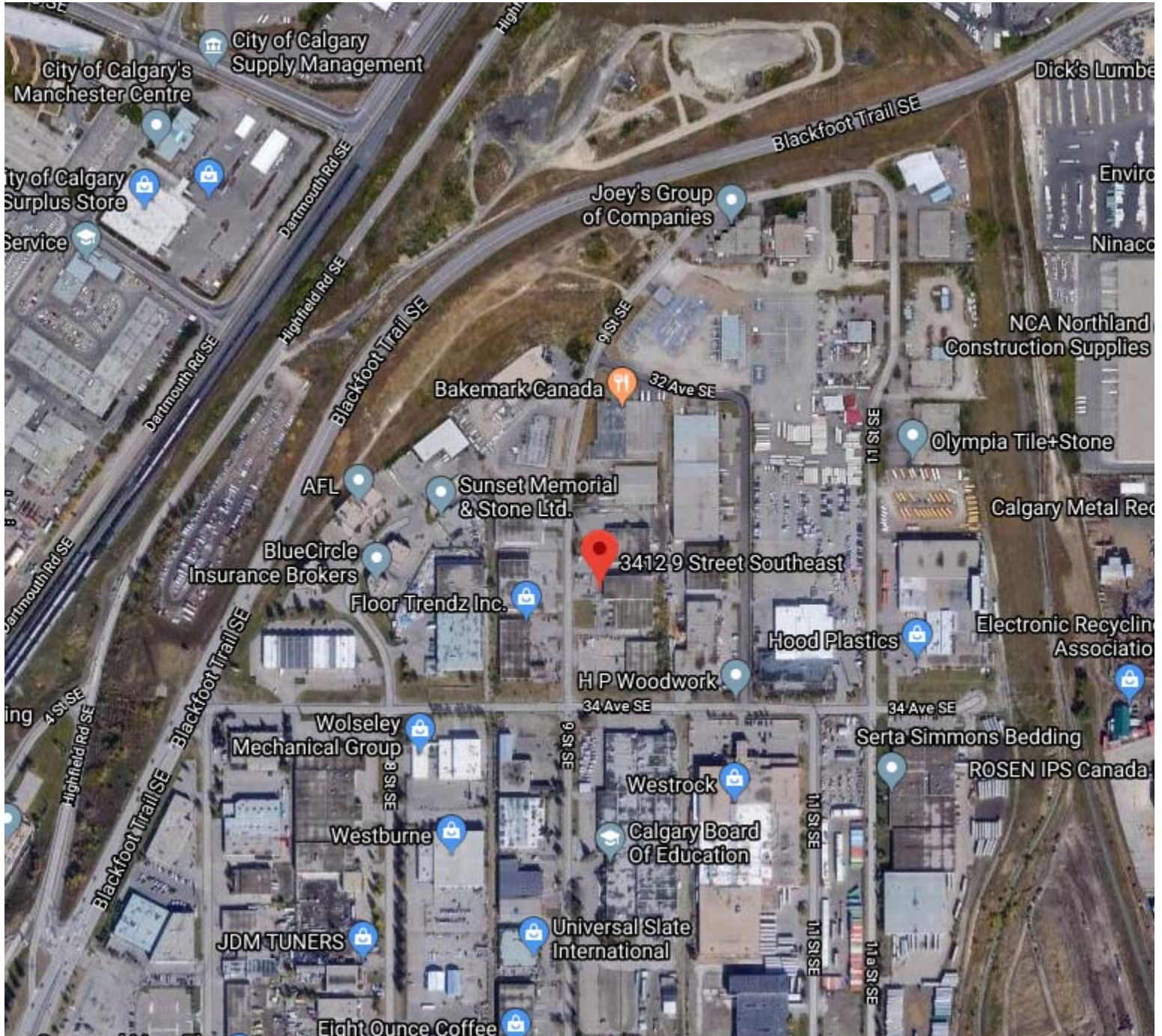
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