



## FOR LEASE | OFFICE/WAREHOUSE SPACE



**3414 9 Street SE**

Calgary, Alberta

AVAILABLE: Negotiable

### Municipal Address

3414 9 Street SE  
Calgary, Alberta

### Legal Description

Plan 1846JK, Block 7, Lot 7

### Zoning

I-G Industrial—General

### Area

12,052 sq. ft.

### Operating Costs

\$5.08 / sq. ft. (2024 CAM & Tax)

### Power

280A, 120/208V, 3 Phase

### Ceiling Height

16'3" / 4.95m

### Loading & Access

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

LED lighting throughout.

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.



**Kennington Properties Ltd.**

#102, 10816 Macleod Trail SE Calgary, Alberta T2J 5N8

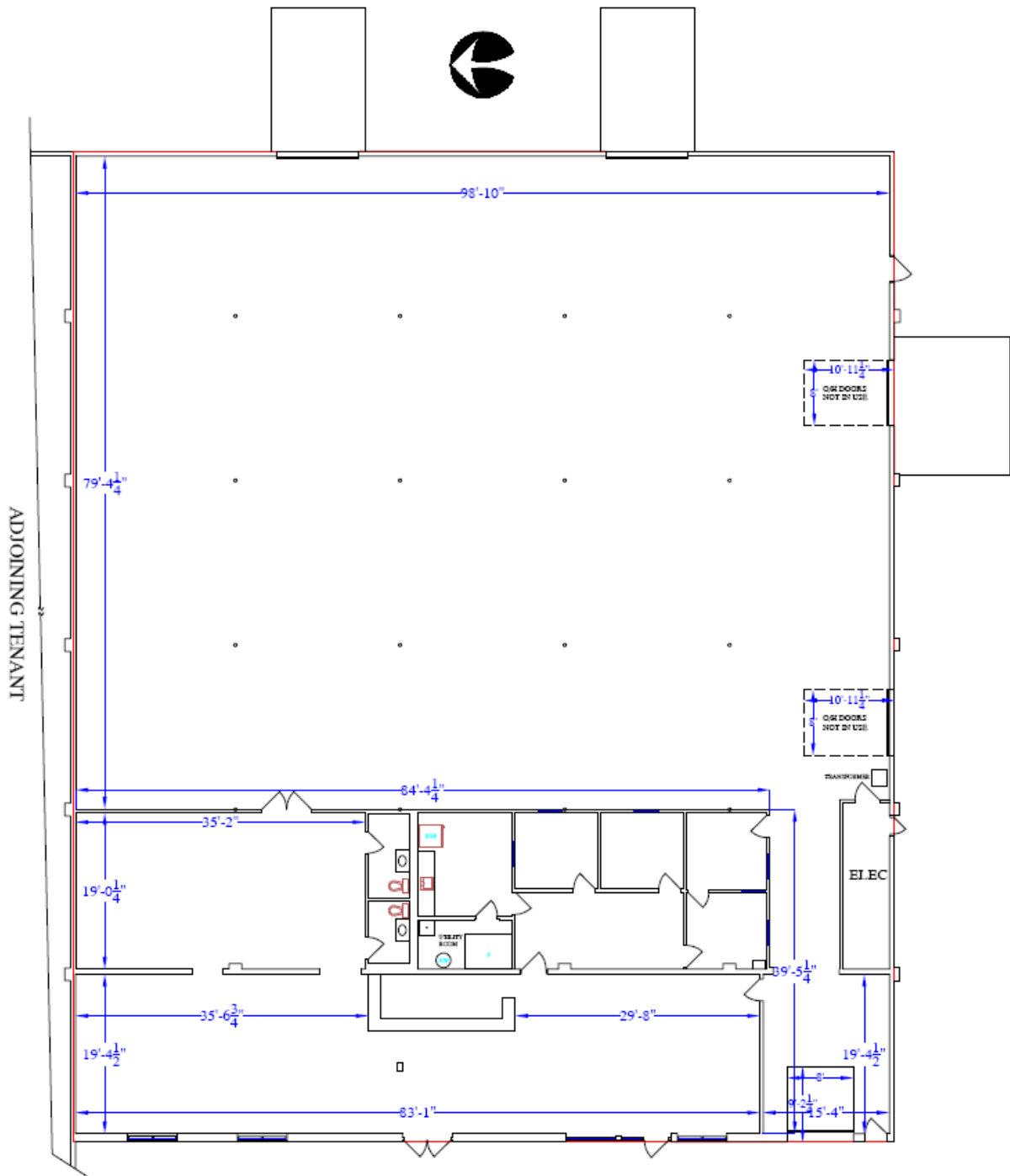
Phone: 403-215-0380 · Fax: 403-215-0383

leasing@kennington.ca

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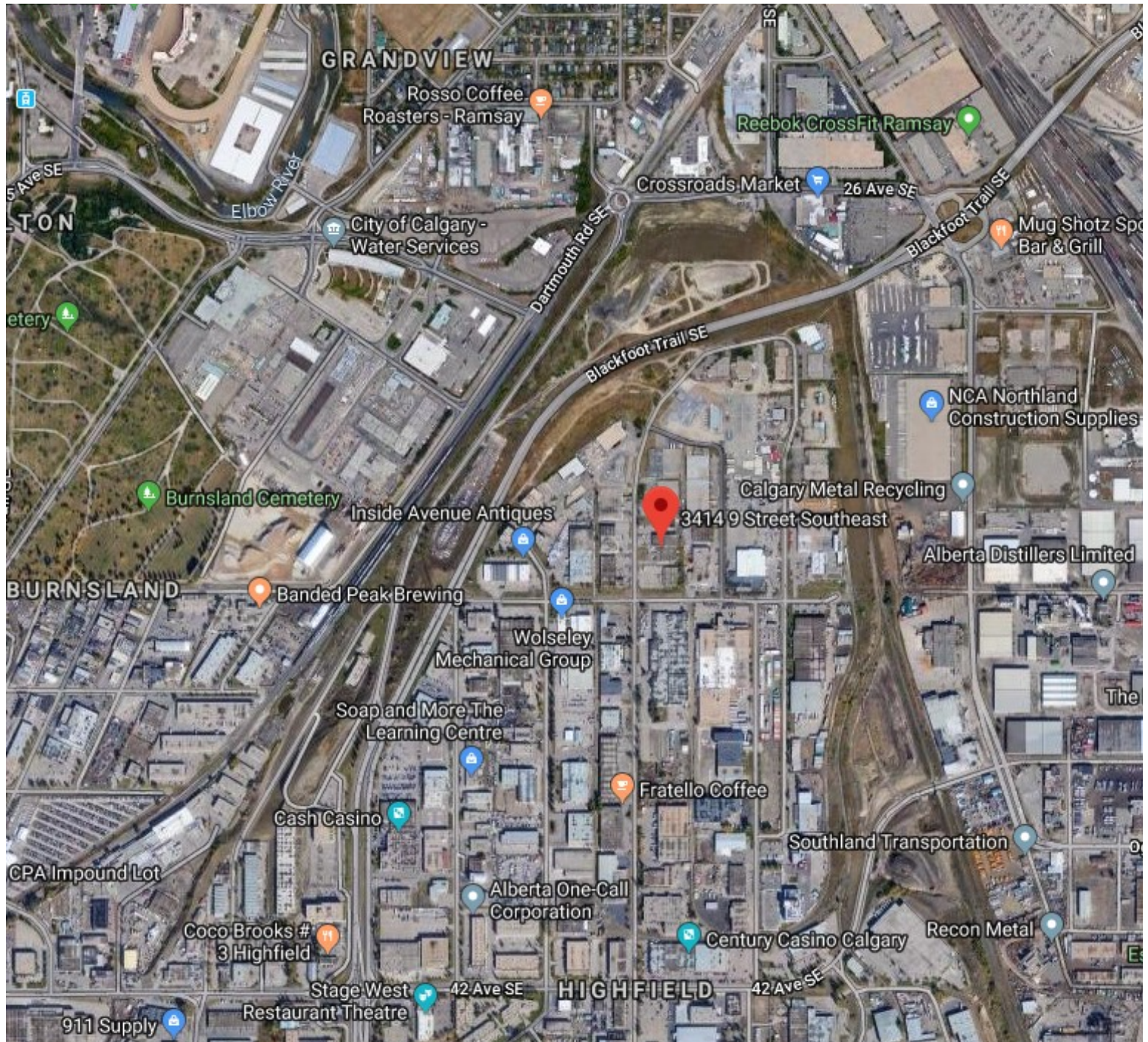
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