

LEASE

Office / Warehouse

Central Calgary



STAND ALONE FACILITY

3615 – 9 Street SE, Calgary, Alberta

- Centrally located
- Dock and Drive In Loading
- Great access to Glenmore and Deerfoot
- Building upgrades planned prior to tenancy
- Small yard area

For more information contact:

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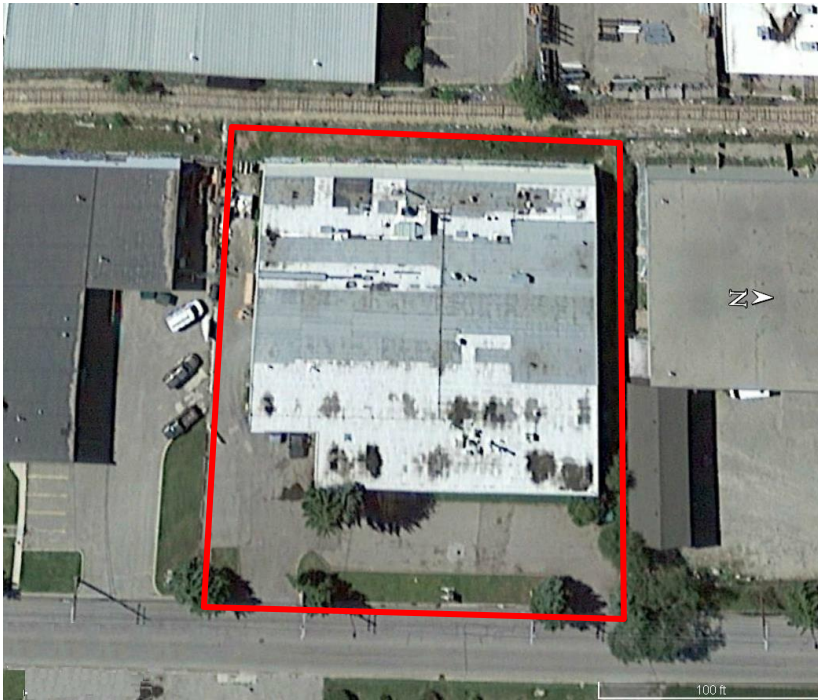
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Real Estate Services

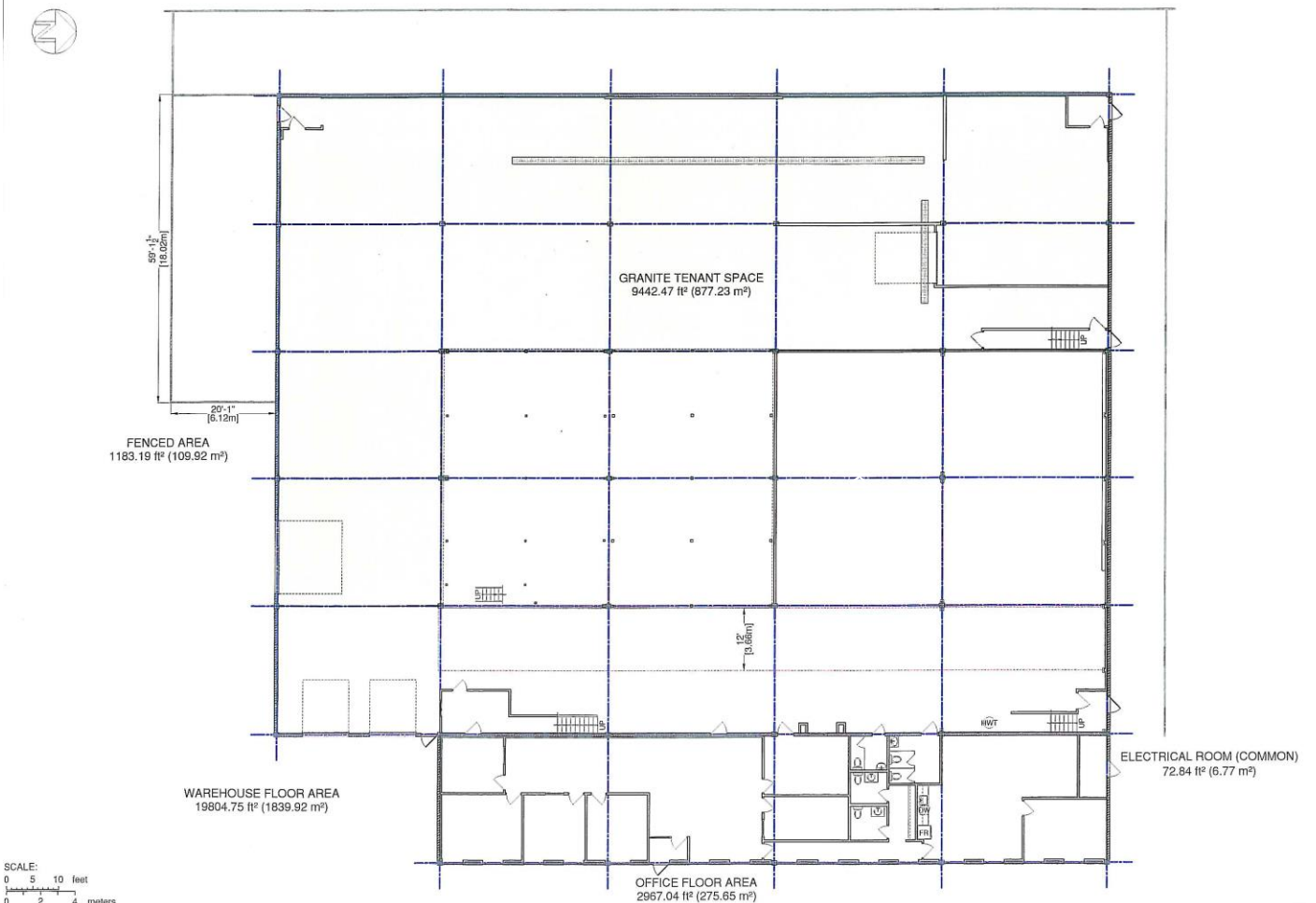
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Address:	3615 – 9 Street SE	
Size:	Office	2,967 sf
	Warehouse	<u>19,805 sf</u>
	Total	22,772 sf
	*mezzanine – 3,555 sf (no charge)	
Site Size:	.91 acres +/-	
Yard:	fully fenced	
Loading:	1 – 10' x 14' drive in	
	2 – 8' x 10' dock (one with leveler)	
Power:	600 amps 3 phase TBV	
Heating:	Forced hot air, A/C in offices (rooftop). Gas fired suspended unit heaters in warehouse.	
Ceiling Height:	18' TBV	
Drainage:	Warehouse sump with trench	
Lease Rate:	\$7.95 p.s.f. per annum	
Operating Cost (2018):	\$3.65 p.s.f. per annum	
Available:	Spring 2018	



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.