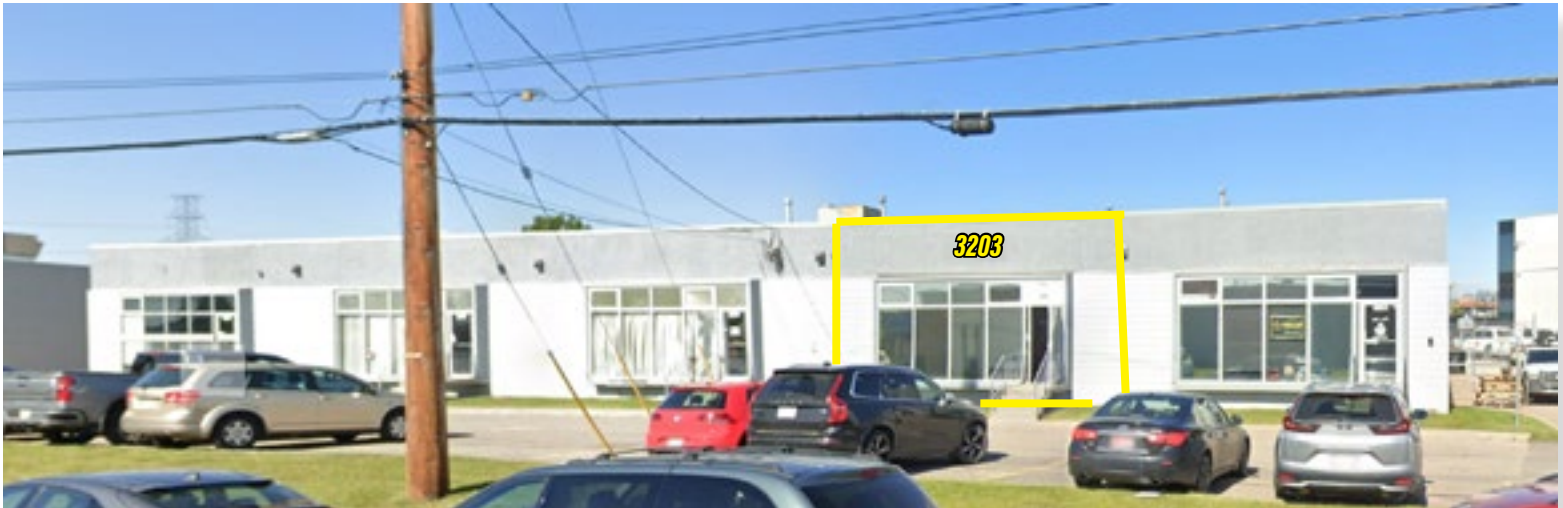


# FOR LEASE

# 3203- 9 STREET S.E.

HIGHFIELD INDUSTRIAL PARK



PROPERTY DETAILS	
BUILDING SIZE:	±2,809 sq.ft.
LOADING:	1 Dock Door
CEILING:	±13' (to be verified)
NET RENT:	\$13.00 psf (plus escalations)
OPERATING COSTS:	\$8.15 (estimate for August 1, 2024 through to July 31, 2025)
AVAILABILITY:	Immediately
POWER:	200 Amp + 60 Amp (to be confirmed)



- Available immediately.
- Exceptionally clean bay ready for occupancy.
- Recent improvements to the front area, comprised of one large open flex/ display area, plus one meeting room, plus one bathroom.
- Rear warehouse is very clean with bright lights, grey painted floors, and white walls.
- Dock loading door with automatic opener.
- Rear of building has drive-around access with common security gates on either side.
- Professionally managed.

GRANT SCHELL  
SCHELL BROTHERS REAL ESTATE CORP.  
C: 403-701-4273  
E: gschell@schellbrothers.ca



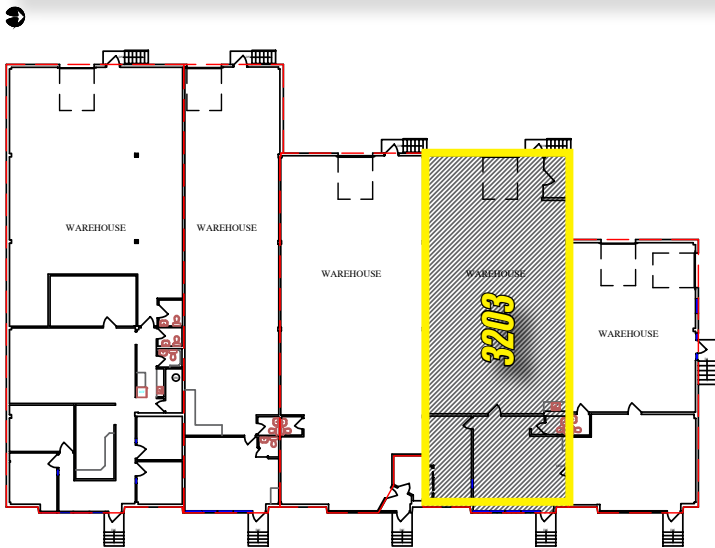
MARK SCHELL  
SCHELL BROTHERS REAL ESTATE CORP.  
C: 403-861-1143  
E: mschell@schellbrothers.ca

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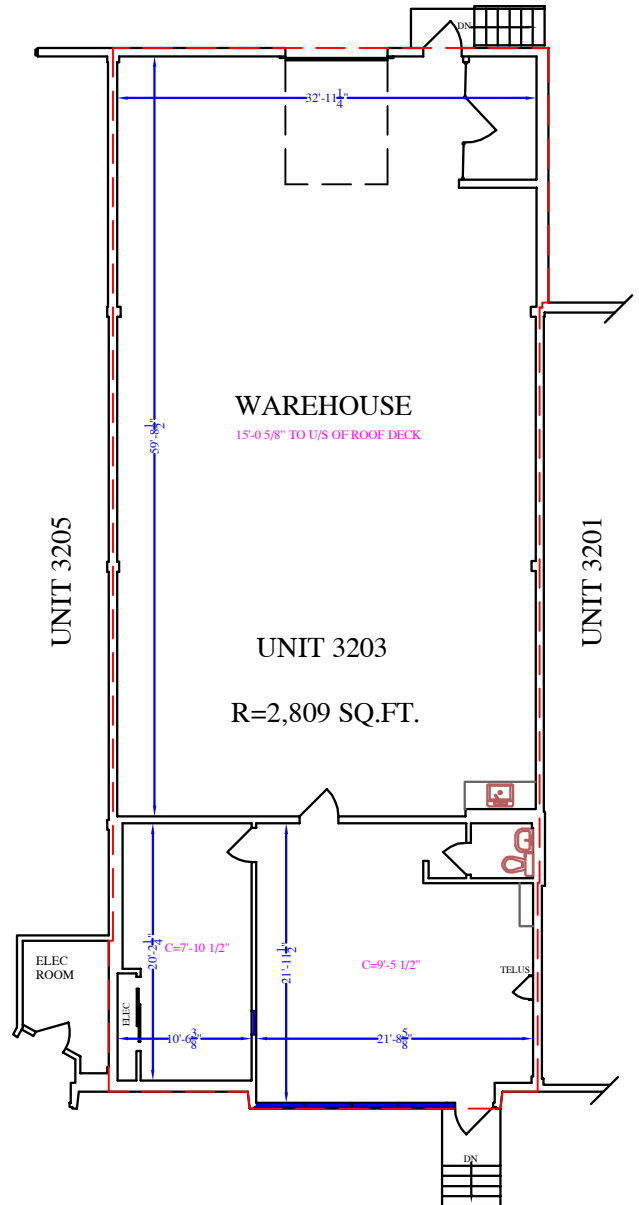
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