

QUARRY STATION



71,107 sq. ft. Warehouse Space for Lease AVAILABLE:

9355 23rd Street SE, Calgary, AB

BUILDING SIZE: 119,191 sq. ft. total

HIGHLIGHTS:

 Convenient access from Glenmore Trail and Deerfoot Trail via 24th Street SE

• 20 overhead doors (6 dock loading doors & 14 grade-level doors)

• 28' clear height

 Within easy walking distance of the future Green Line LRT station in Quarry Park

Adjacent to Esso gas station and A&W

 Close to nearby amenities in Quarry Park, including retail and restaurant services, health and wellness practitioners, the Remington YMCA recreation facility and 2 childcare centres

• Zoning: DCD (Direct Control District)

PARKING: 105 vehicle parking stalls

OCCUPANCY: Immediately

> City of Calgary Transit via BRT #302 and routes 131, 117 & 151 **SERVICES:**

> > • Future Quarry Park Green Line LRT

NET RENT: Market rates

OPERATING \$4.93 budgeted for 2023 **COSTS & TAXES:**