



WITH FENCED YARD STORAGE

## 9520 Endeavor Drive SE

Calgary, AB

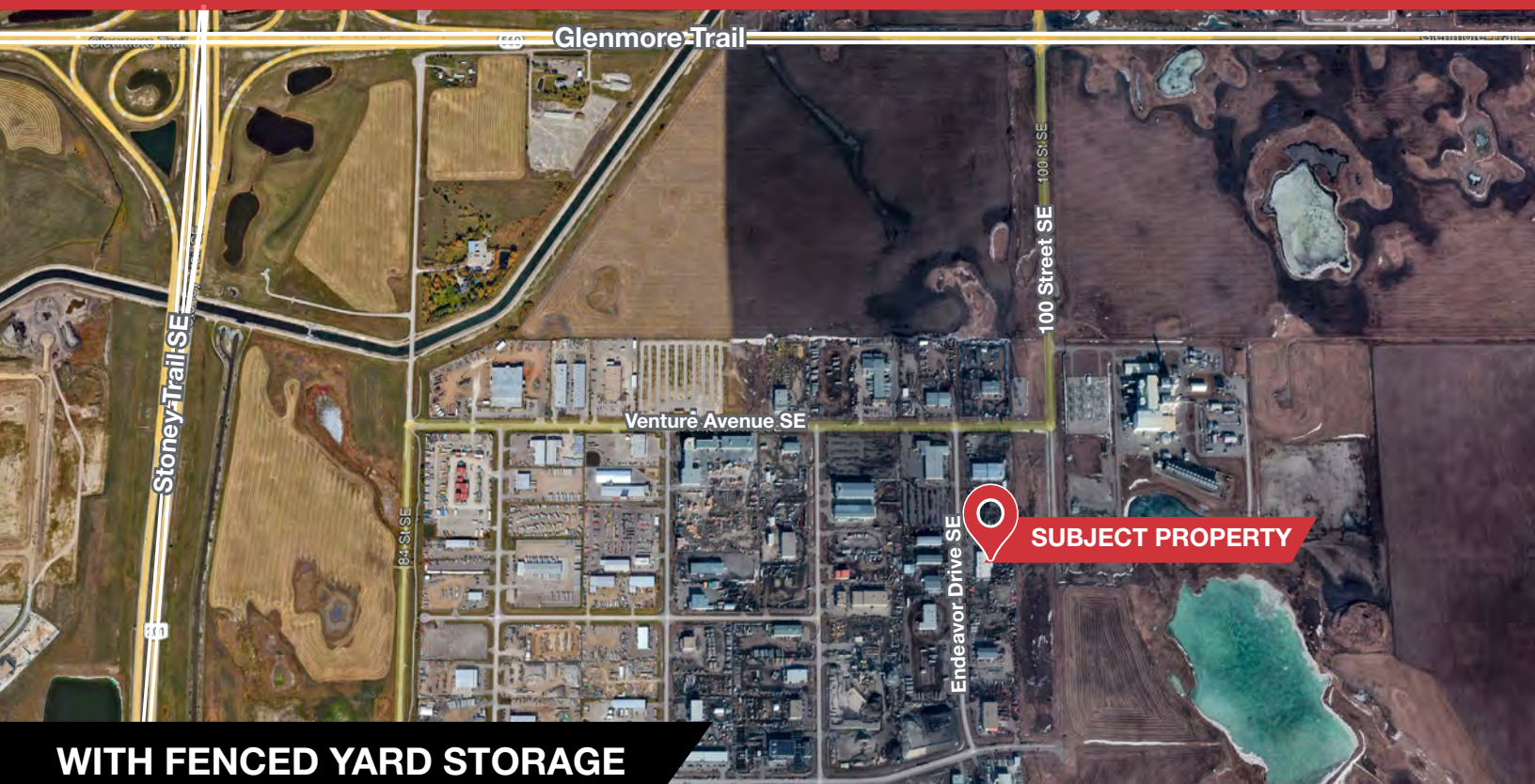
- Newly constructed industrial building.
- Easy access to Glenmore Trail and Stoney Trail SE.
- Property features roof top unit with air conditioning in office.
- 2 offices, open area, Kitchenette, and wheelchair accessible washroom (in warehouse).
- Double compartment sump.
- Make-up Air 1,000 CFM (TBV).
- Lockers included.
- Electrical outlets run throughout warehouse.
- Various outlet sizes.
- Storage mezzanine 11ft deep x 30ft wide.



**Jamie Coulter, SIOR** | *Vice President/Partner*  
 403-835-1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**Brody Butchart, Senior Associate**  
 403-984-9815  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

**Kaile Landry, Associate**  
 403-984-9806  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



WITH FENCED YARD STORAGE

## 9520 Endeavor Drive SE

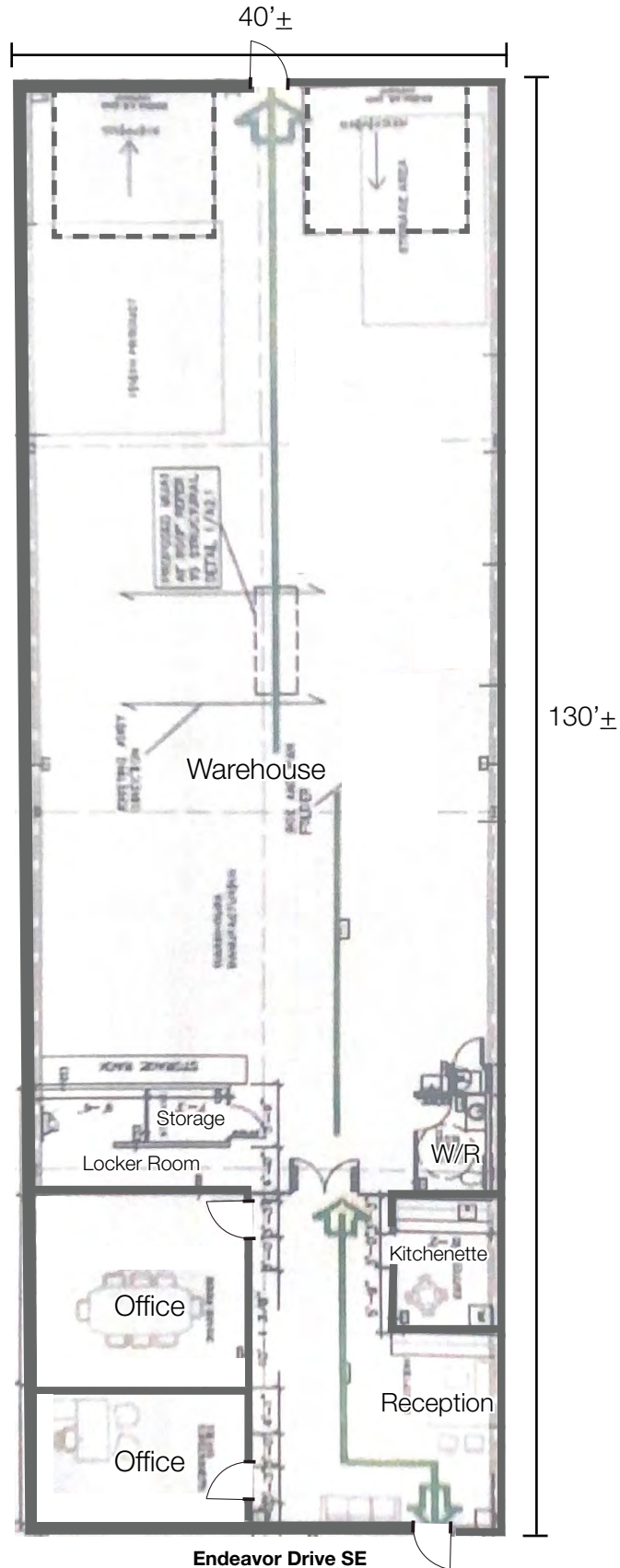
Calgary, AB

District:	Shepard Industrial Park
Zoning:	DC-56
Year Built:	2015
Total Area:	5,232 ± SF
Office:	1,170 ± SF (30'L x 40'W)
Warehouse:	4,062 ± SF (100'L x 40'W)
Yard:	5,470 ± SF (fenced storage)
Asking Price:	\$1,425,000.00
Condo Fees:	\$1,042.91
Property Taxes:	\$22,074.80 (2023)
Heating:	Forced Air
Power:	400 Amp
Loading:	2 Drive-in ( 14'W x 16'H)
Ceiling Height:	26'
Parking:	Scramble

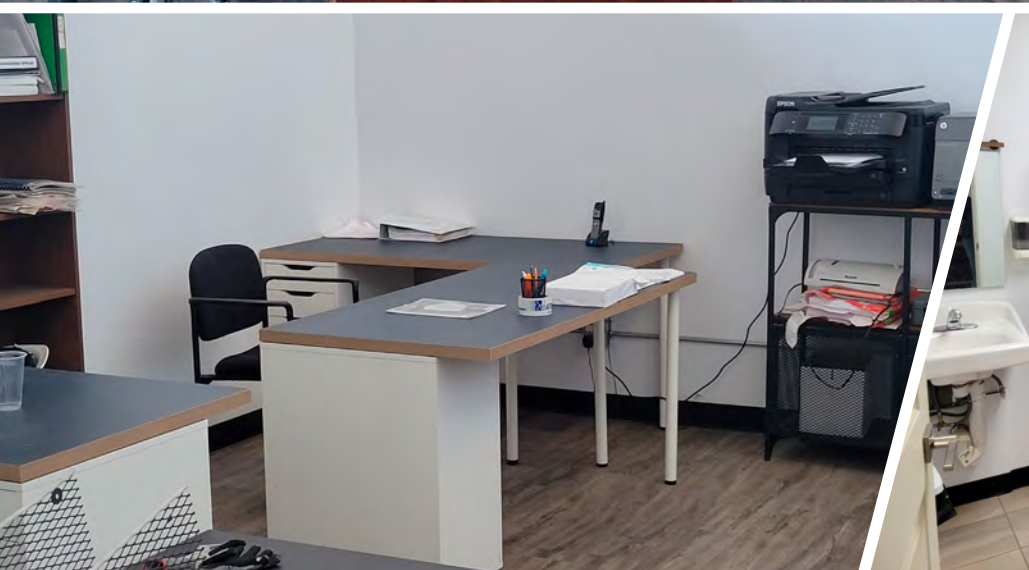
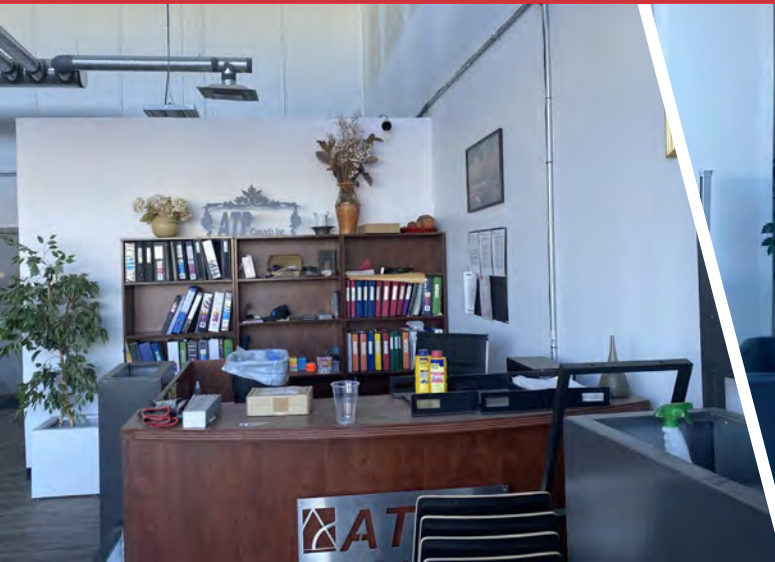


WITH FENCED YARD STORAGE

FLOOR PLAN



\*For information purposes only, not exactly to scale



📍 3633 8 Street SE  
Calgary AB, T2G 3A5  
naiadvent.com

✉️ Jamie Coulter  
jcoulter@naiadvent.com  
(403) 835-1535

✉️ Brody Butchart  
bbutchart@naiadvent.com  
(403) 389-7857

✉️ Kaile Landry  
klandry@naiadvent.com  
(403) 669-3050

