

FOR SUBLEASE

Standalone Industrial Building  
with Dock and Grade Loading

9903 SHEPARD ROAD S.E.

## 9903 Shepard Road SE

Standalone building with a mix of warehouse and office space suitable for various industrial uses.

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**cresa** 

# 9903 SHEPARD ROAD SE

## Property Profile

Building Area:	Office:	8,700 sf
	Warehouse:	20,000 sf
	Total:	28,700 sf
Site Size:	+/- 3.66 acres, excluding stormwater pond	
Availability:	January 1, 2025	
Asking Rate:	Market sublease rates	
Op. Costs:	\$5.57 per sf (est. 2024)	
Term:	September 30, 2032	
	Shorter terms will be considered	
Zoning:	I-G, Industrial General	
Year Built:	2008	
District:	Shepard Industrial	
Parking:	Ample surface parking on site	
Loading:	2, 9' x 14' dock doors	
	3, 9' x 14' drive-in doors	
	2, 14' x 16' drive-in doors	
	1, 10' x 10' drive-in doors	
Ceiling Height:	24.8' clear	
Power:	800 amps @ 600 volts (TBV)	
Heating:	Boiler	
Make-up Air:	Yes	
Sprinklers:	Yes	

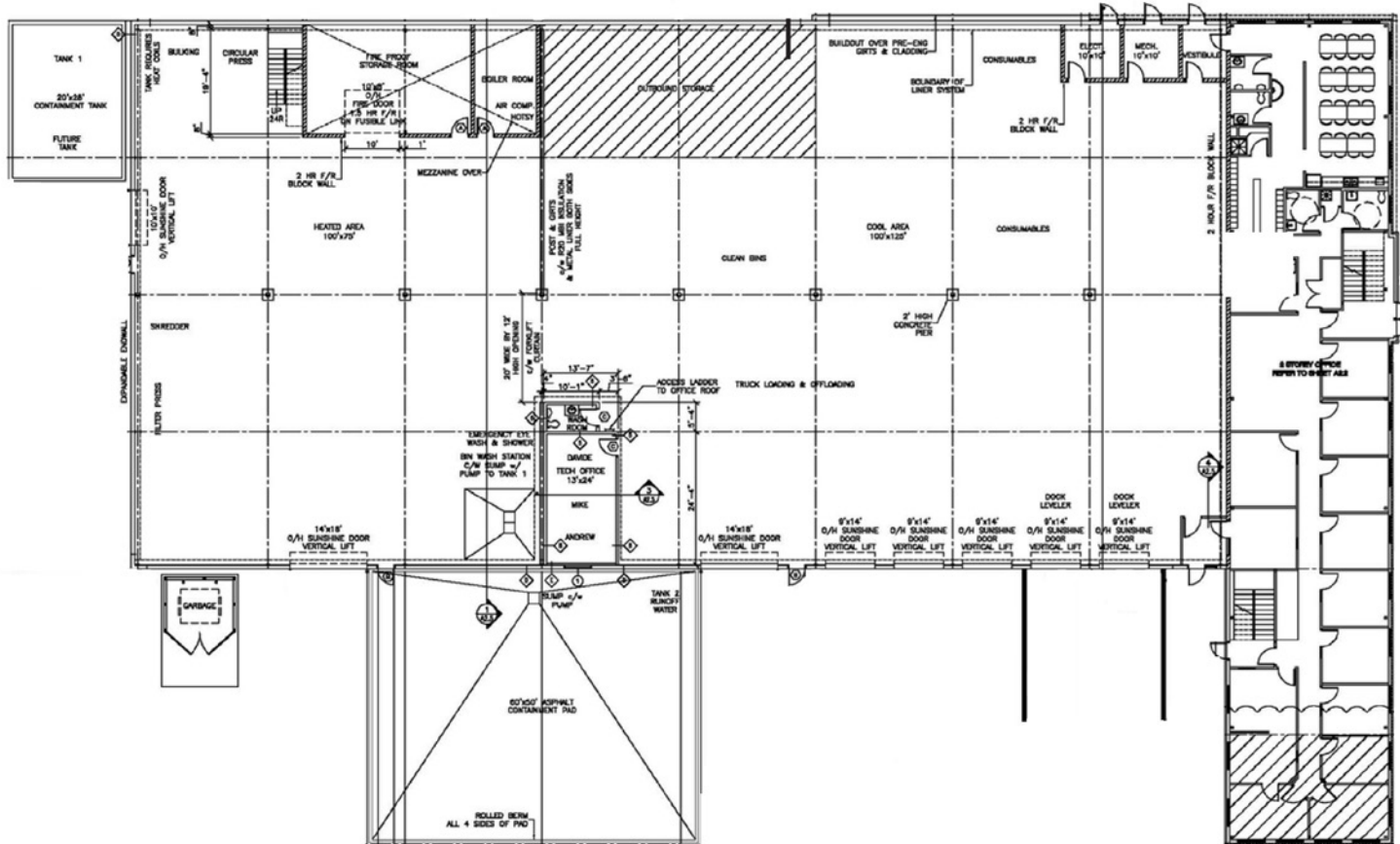
## Property Information

Office and warehouse are in excellent, move-in condition  
Containment considerations and make-up air  
Suitable for various industrial uses  
Quonset with packed gravel floor available

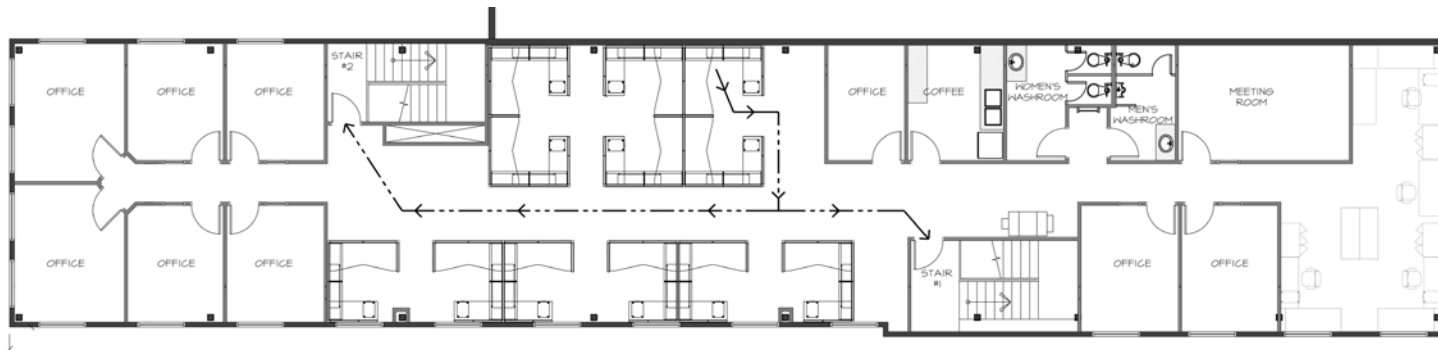


# 9903 SHEPARD ROAD SE

## Main Floor



## Second Floor



# 9911 SHEPARD ROAD SE OPTIONAL WASH BAY AVAILABLE

## Property Profile

Available Area:	2,500 sf (1/2 of building)
Availability:	January 1, 2025
Asking Rate:	Market sublease rates
Op. Costs:	\$5.57 per sf (est. 2024)
Term:	September 30, 2032 (Flexible) Shorter terms will be considered
Zoning:	I-G, Industrial General
Year Built:	2008
District:	Shepard Industrial
Parking:	Ample surface parking on site
Loading:	2, 16' x 18' drive-in doors 1, drive-through bay

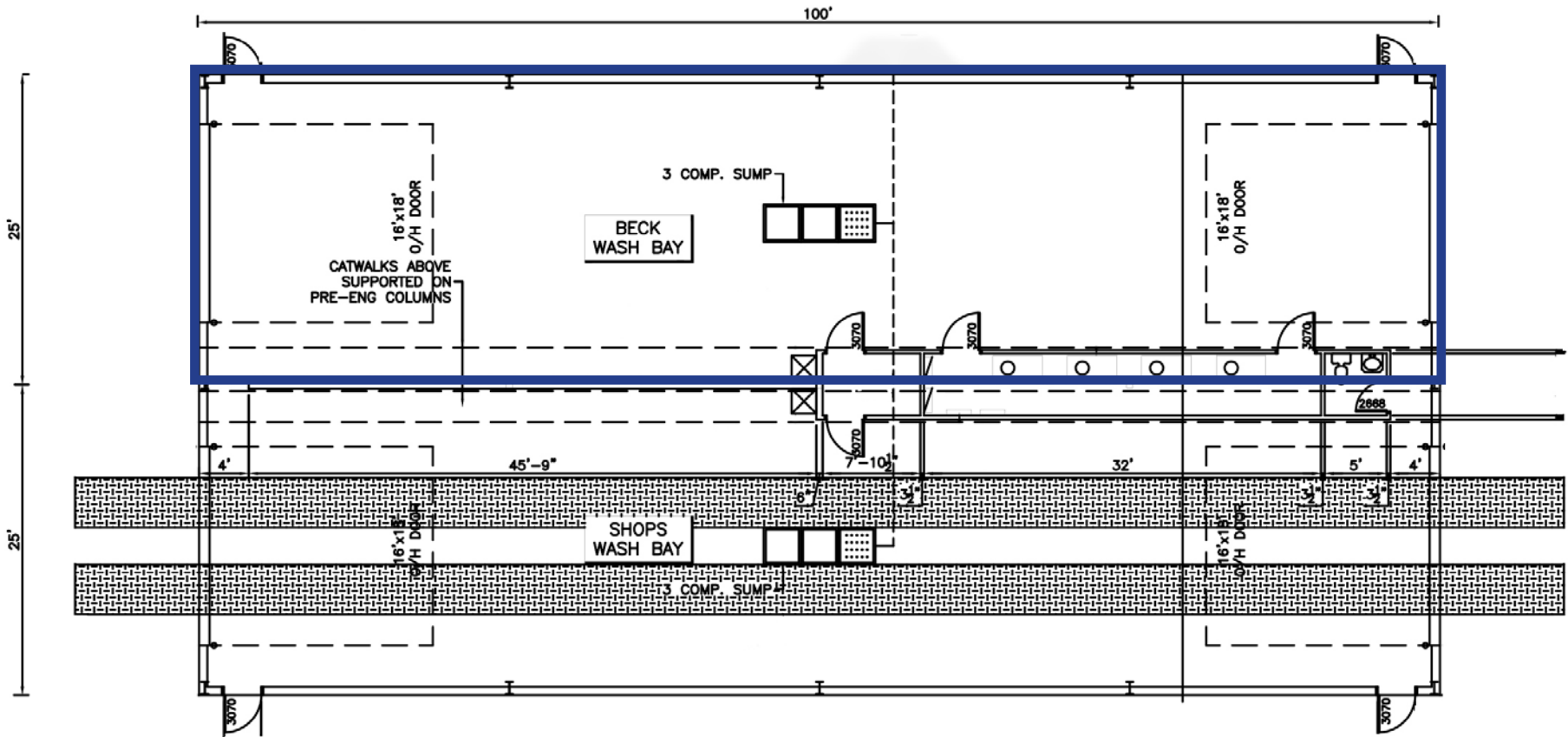
## Property Information

One independent wash bay available

Drive-through bay includes a water recycling system



# 9911 SHEPARD ROAD SE



# 9903 & 9911 SHEPARD ROAD SE



## Drive Times & Amenities

- 10 minute drive-time to Glenmore Trail and Stoney Trail SE via Venture Avenue SE
- 5 minute drive-time to Deerfoot Trail
- 25 minute drive-time to downtown Calgary
- Amenities within 10 minutes include Tim Hortons, Denny's, Douglas Square & Quarry Park Retail

## Contact

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