



PROPERTY OVERVIEW

NAI Advent is pleased to present this lease opportunity, a well-maintained and highly visible bay located in Calgary’s established East Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, this unit features a functional warehouse space with a front office/showroom, rear grade-level loading, and ample on-site parking. Just minutes from Deerfoot Trail, Glenmore Trail, and Stoney Trail, the property offers exceptional regional connectivity for service, distribution, and light industrial users. Strong area demographics, high nearby traffic counts, and a professionally managed setting make this a strategic choice for businesses seeking both efficiency and accessibility.

The neighbouring Unit 108 is also available and can be combined with Unit 112 to create a contiguous ±2,826 SF space.

LEASE DETAILS

TOTAL SIZE	±1,413 SF
OFFICE/SHOWROOM	±688 SF
WAREHOUSE	±725 SF
LEASE RATE	Market
OP COST	\$4.20 PSF (2026)
PROPERTY TAX	\$4.51 PSF (2026)
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in door (10’ x 12’)
CEILING HEIGHT	13’ Clear (in warehouse)
POWER	208/120V, 3Phase, 100A
PARKING	2 Assigned Stalls
OCCUPANCY	September 15, 2026

March 9, 2026

For more information, please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com

PROPERTY LOCATION



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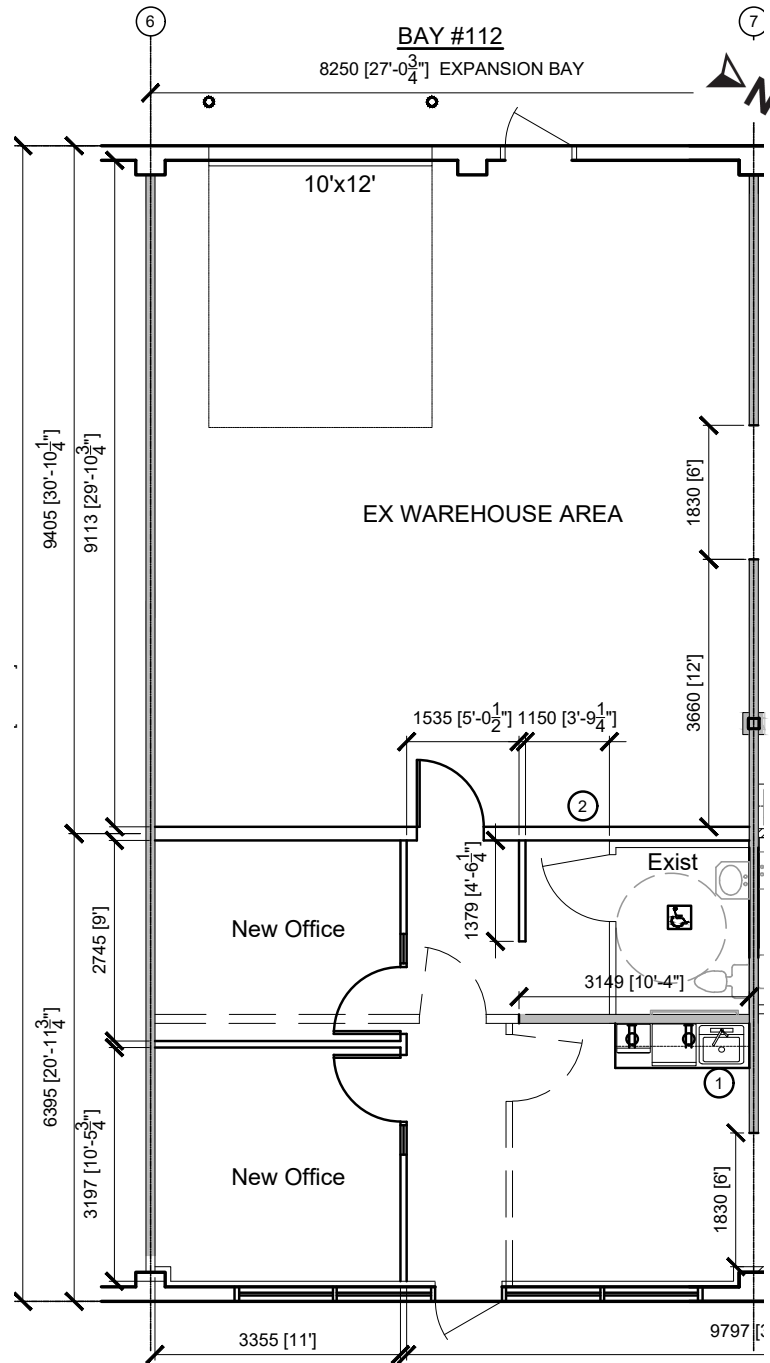


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FLOOR PLAN



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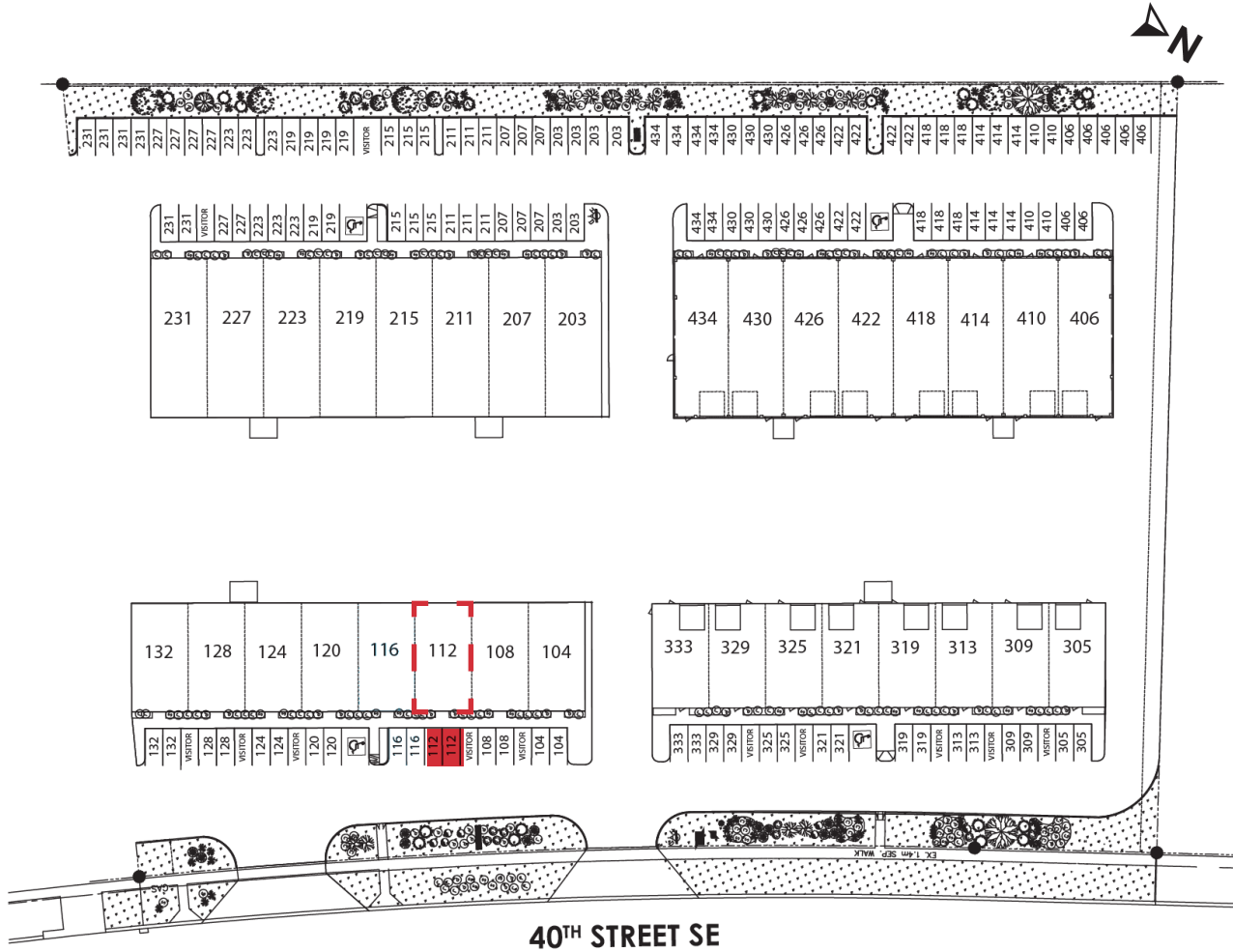


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SITE PLAN



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