



NAI Advent

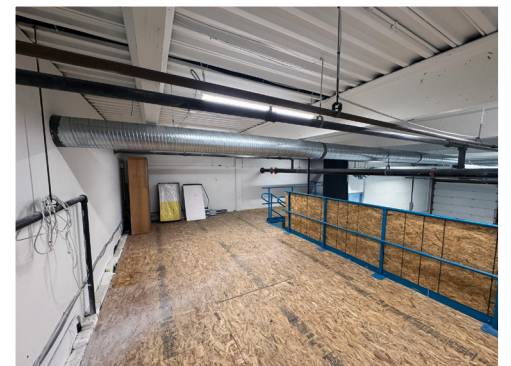
ADVENT COMMERCIAL REAL ESTATE CORP.

Industrial Flex Space

For Lease | Units 4-5, 2010 30 Ave NE, Calgary, AB T2E 6Z3

ABOUT THE PROPERTY

AVAILABLE AREA	±5,475 SF
ZONING	I-C (Industrial Commercial)
WAREHOUSE	±3,031 SF
OFFICE/SHOWROOM	±2,444 SF
PARKING	Scramble
LOADING	2 Dock doors (10' x 12')
POWER	200 Amp (TBV)
CEILING HEIGHT	14' Clear (in warehouse)
OP COSTS	\$5.44 + 6% management fee (2025)
LEASE RATE	Market
LEASE TERM	Negotiable
AVAILABLE	Immediately



For more information, please contact:



Brian West

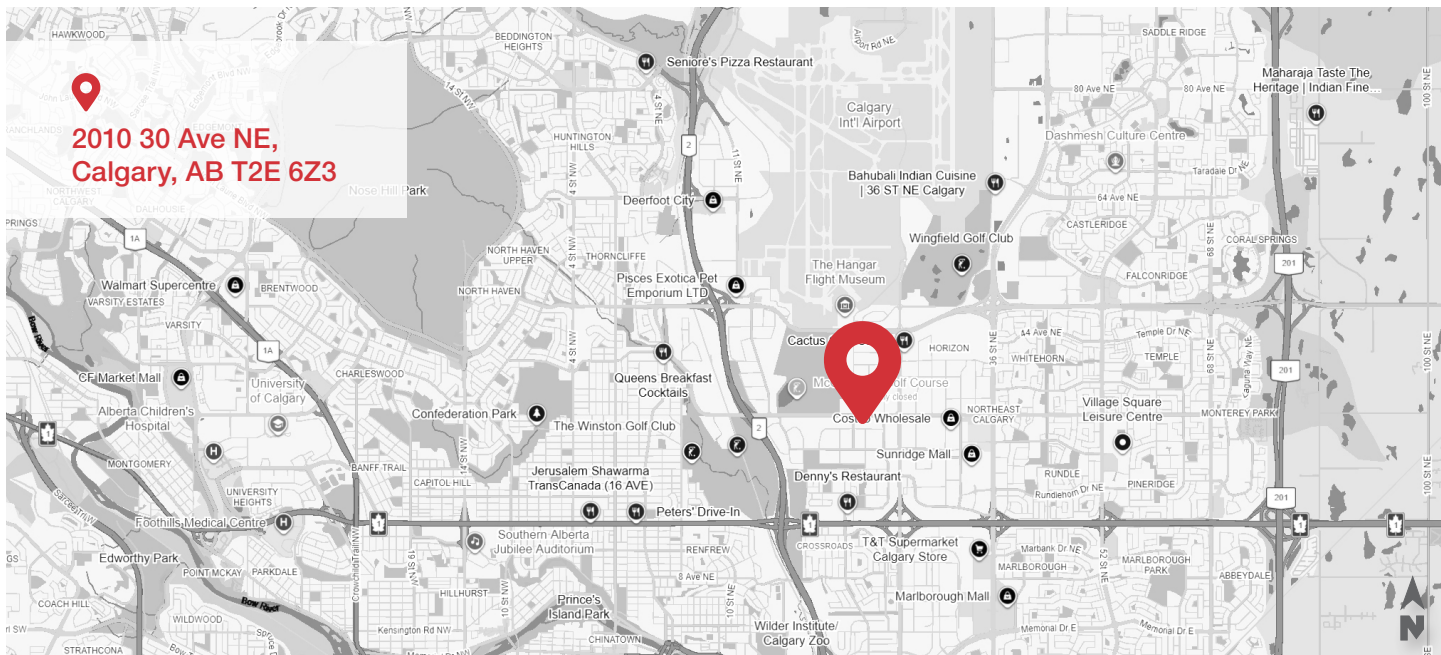
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PROPERTY LOCATION



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please contact:



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