



OPPORTUNITY SUMMARY

Position your business in a fully equipped truck repair shop strategically located in the heart of Calgary. This ±13,900 SF facility offers an ideal mix of office and shop space, supported by multiple drive-in doors, two drive-through bays, and generous front and rear marshalling areas for maneuverability and storage. With a remaining term through October 31, 2028, this sublease presents exceptional value with low operating costs and a competitive starting lease rate.

PROPERTY HIGHLIGHTS

- » Purpose-built for heavy-duty truck repair or similar industrial operations.
- » Centrally located with quick access to major routes.
- » Rare combination of functional space and extended marshalling area.
- » Cost-effective solution with below-market operating expenses.

LEASE DETAILS

TOTAL AREA	±13,900 SF
OFFICE AREA	±1,360 SF
SHOP AREA	±12,540 SF
ZONING	I-G (Industrial General)
LOADING	5 Drive-in doors (sizes TBD) 2 drive-through bays (sizes TBD)
CEILING HEIGHT	18' Clear
POWER	TBD or standard as per unit
LEASE RATE	\$11.00 PSF with escalation
OP COSTS	\$4.20 PSF (TBV)
SUBLEASE TERM	Headlease to Oct 31, 2028
AVAILABLE	60-90 Days (TBV)

March 11, 2026

For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

PROPERTY LOCATION



For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com

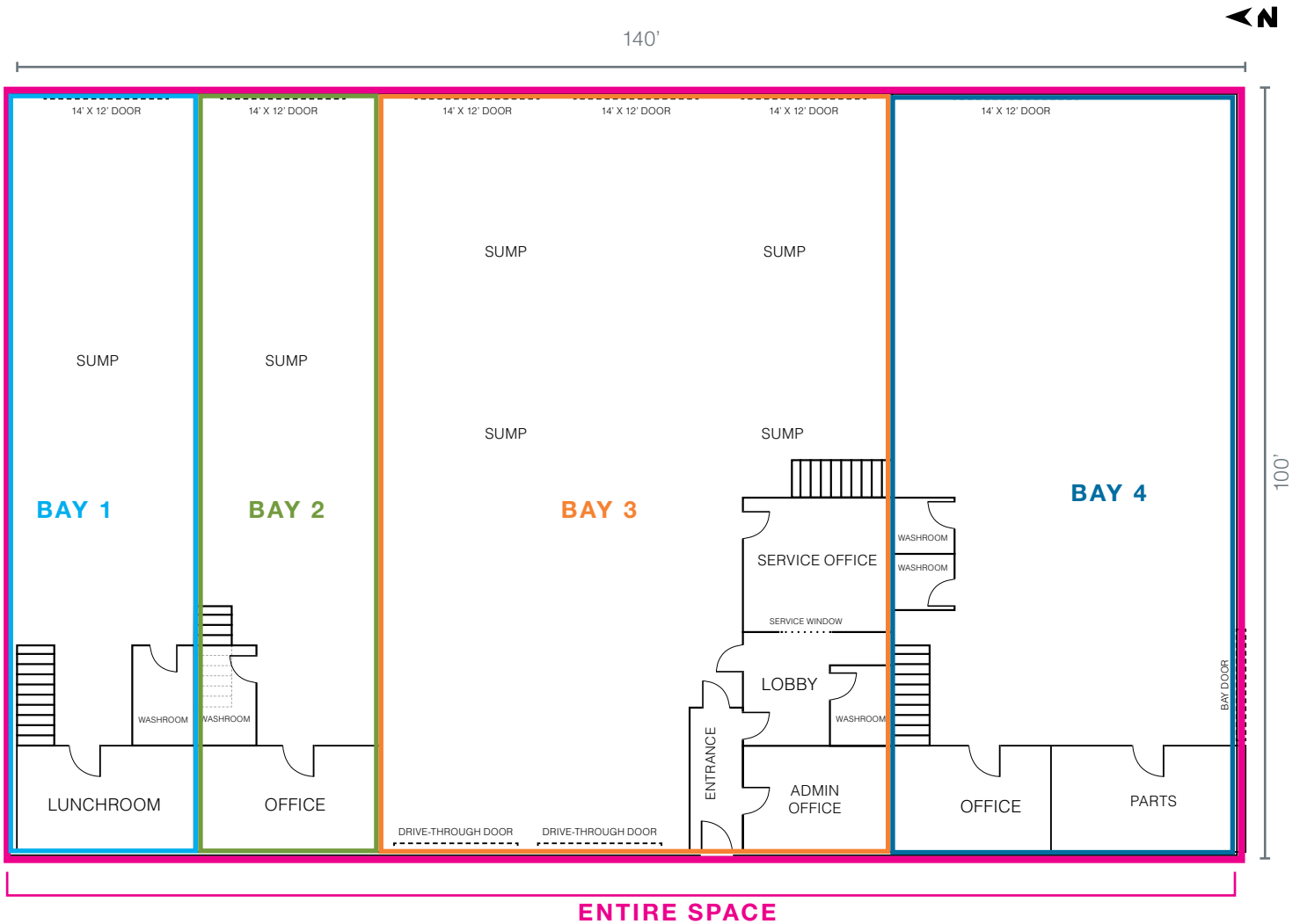


Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

PROPERTY FLOORPLAN



ENTIRE SPACE

BAY 1

- » 2,000 SF
- » 200 SF Office
- » 10% Office percentage

BAY 2

- » 2,100 SF
- » 200 SF Office
- » 9.5% Office Percentage

BAY 3

- » 5,900 SF
- » 600 SF Office
- » 10% Office Percentage

BAY 4

- » 3,900 SF
- » 361 SF Office
- » 9% Office Percentage

ENTIRE SPACE

- » 13,900 SF
- » 1,360 SF Office

For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

For more info,
please contact:



Max Wilcox
+1 403 607 6304
mwilcox@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com