



# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## Premium Industrial Flex

For Lease | Unit 104, 4600 104 Avenue SE, Calgary, AB T2C 1R7

### PROPERTY OVERVIEW

- » The bay features radiant heat, 23' clear ceilings, 200 AMP power service, and an automated 12'x14' overhead door, allowing easy access for freight or large equipment.
- » Ample parking directly in front, plus additional parking and storage space at the rear.
- » Part of a well-maintained industrial complex in the community of East Shepard Industrial
- » Excellent location offering quick and convenient access to Barlow Trail, 52nd Street, Deerfoot Trail, and Stoney Trail, making it a great choice for light industrial, warehousing, or commercial uses in a prime southeast Calgary location.

### LEASE DETAILS

TOTAL SIZE	±4,885 SF
MAIN FLOOR OFFICE	±1,324 SF
2ND FLOOR OFFICE	±1,324 SF
WAREHOUSE	±2,237 SF
LEASE RATE	\$15.00 PSF
OP COSTS	\$6.22 PSF (2025)
LEASE TERM	5 Years
ZONING	I-G (Industrial-General)
LOADING	1 Drive-in Door (12' x 14')
CEILING HEIGHT	23' Clear
POWER	200 Amp
PARKING	Ample
AVAILABLE	August 1, 2026 (TBV)

April 17, 2026

## PROPERTY LOCATION



**Jamie Coulter, SIOR**  
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**Brody Butchart**  
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**Kaile Landy**  
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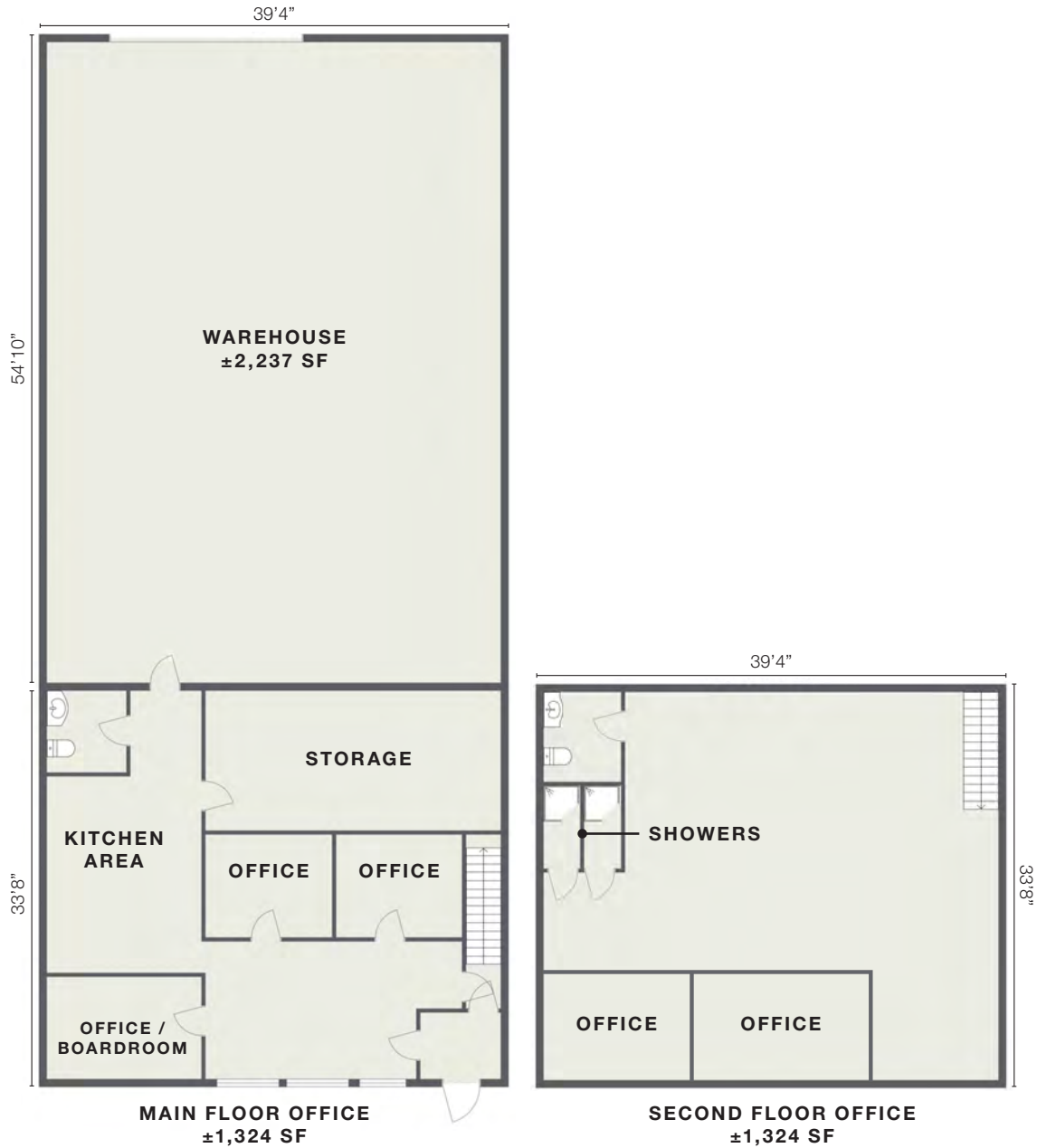


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**Jennifer Myles**  
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## PROPERTY FLOOR PLAN



\* All dimensions and areas are approximate and should be used for reference only.



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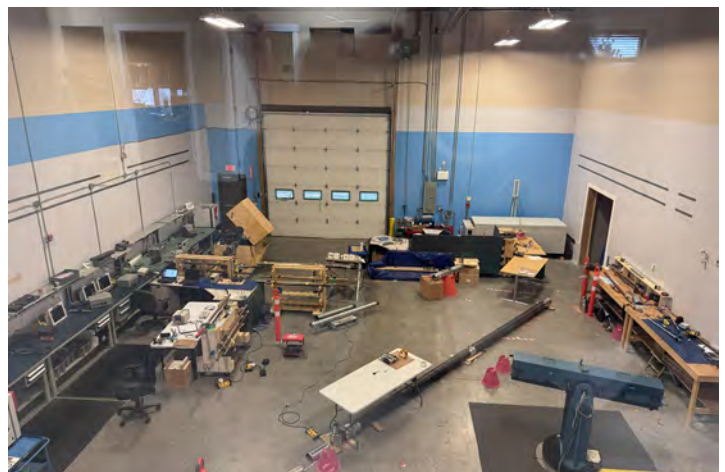


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## PROPERTY PHOTOS



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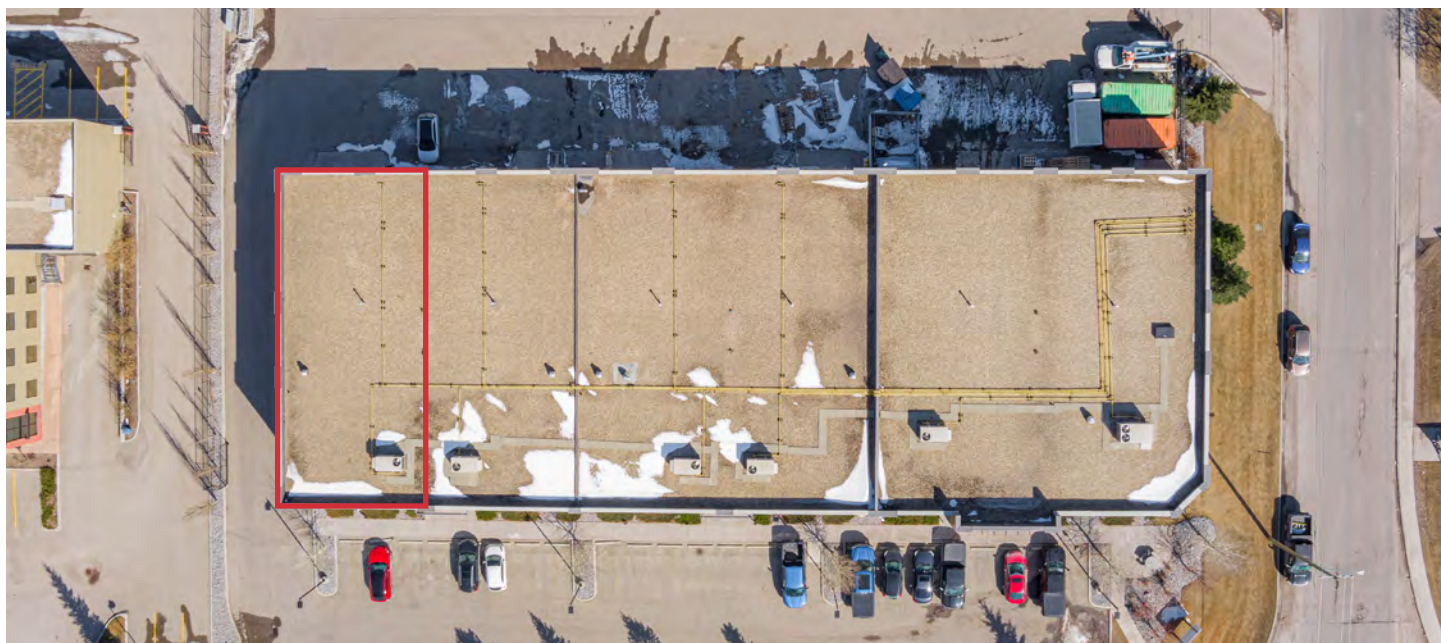
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