

The logo for NAI Advent, featuring the letters 'NAI' in a bold, black, sans-serif font with a red diagonal line through the 'A', followed by the word 'Advent' in a smaller, black, sans-serif font.

NAIAdvent

INDUSTRIAL LISTINGS

August 2023



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For lease & sublease Industrial

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs (PSF)	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
<p>11979 40 Street SE, Unit 305</p> 	East Shepard Industrial										Jennifer Myles Kaile Landry	
<h1>LEASED</h1>												
<p>9805 Horton Road SW, Unit B</p> 	Haysboro										Jennifer Myles Kaile Landry	
<h1>LEASED</h1>												
<p>3506 118 Avenue SE</p> 	Shepard Industrial	I-G	2,400±	\$3,800 per month	-	-	-	-	Sublease expiry: May 31, 2024	2400 sf of premium office + potential for 500 sf of warehouse (shared) Bright open area with 2 private offices, 1 large boardroom, and an open bullpen area. Scramble parking. Excellent access to freeways and major arteries	Brian West Connor West	
CLICK HERE FOR INFO												
<p>12204 40 Street SE, Unit 36</p> 	East Shepard Industrial	I-G	2,517	\$3,500 per month	\$8.52	Drive-in 12'x12'	15' in warehouse	100 amp 208/120V 3phase	5 years	Office / Showroom and Warehouse available for Lease. 15' clear ceiling height in Warehouse. 6 assigned parking stalls and additional on street parking	Jennifer Myles Kaile Landry	
CLICK HERE FOR INFO												









For lease & sublease Industrial

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<p>6143 4 Street SE</p> 	Manchester	I-G	Bay 1-2 3,467±	\$15.00	\$6.60	1 double man door	14' clear	200 amps	5 years	<p>Located in a well maintained building with great signage. End cap unit with an abundance of windows and natural light. Excellent central location close to various amenities. This flex bay offers the perfect combination of open space and office area.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Brody Butchart</p> <p>Jennifer Myles</p> <p>Kaile Landry</p>		
<p>4412 Manilla Road SE</p> <p>New Listing</p> 	Manchester	I-G	2,008-5,767	\$15.00	\$7.80	Man door	-	-	Negotiable	<p>RETAIL SPACE VARIOUS OPTIONS</p> <p>Excellent location in the heart of a thriving business district, offering high visibility. Within minutes drive to Chinook Mall Shopping Centre. Available immediately.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Tyler Guluche</p> <p>Aaron Gunn</p>		
<p>3916 56 Avenue SE, Unit B</p> <p>New Listing</p> 	Foothills	I-G	9,400	\$9.00	\$4.75	3 Dock-doors with access to drive-in door	26'	TBV	Negotiable	<p>Rare opportunity to sublease in the heart of Foothills Industrial Park. Forced air and radiant heaters in warehouse area. Partially paved, graveled, and fully fenced site. Quick access to Barlow Trail SE, Peigan Trail SE, and Deerfoot Trail</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Tyler Guluche</p> <p>Aaron Gunn</p>		
<p>6520 68 Street SE</p> <p>New Listing</p> 	Starfield Industrial	I-O	1 Acre	\$7,500/mo	-	-	-	-	Negotiable	<p>Great location with quick access to 61 Ave SE and Stoney Trail 24/7 Gate Maintenance and Video Surveillance. Personalized remote control access for each truck Truck/trailer parking or storage. Graveled and compacted. Semi-serviced</p> <p>Potential to lease additional 1.34 acres for total of 2.34 acres</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Kaile Landry</p>		


For lease & sublease Industrial

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7032 Farrell Road SE													
	Fairview Industrial	I-G	10,470 ± on 1 Acres	\$13.50	\$5.50	4 - 12' x 14' Drive-in door	16'	400 amp	Negotiable	Newly renovated industrial building. Features new paint throughout warehouse, new paint & carpet in the office. 5 drive in doors (can be configured as drive through). 930 sf of showroom space.	Tyler Guluche		
						1 - 14' x 14' Drive-in door					Aaron Gunn		
CLICK HERE FOR MORE INFO													

For lease & sublease Industrial



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<p>2010 30 Avenue NE, Bay 8A</p> 	South Airways	I-C	2,140±	Market	\$6.51 (2022)	-	18' clear	100 amps (TBV)	3-5 years	<p>Flexible space suitable for various uses. Great exposure to 19th Street and 32nd Avenue NE with high traffic counts. Plenty of scramble parking in front of premises plus additional parking at the rear of the building. This Bay has no rear loading</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	
<p>3 Skyline Crescent NE, Unit 5</p> 	Skyline	I-G	2,600±	Market	\$5.15	Ramped DI (14' x 12')	18' ± clear	200 amps (TBV)	Negotiable	<p>AVAILABLE IMMEDIATELY</p> <p>Unit is located on a corner lot. Garbage and recycling included. 3 covered stalls included with unit, and ample street parking available. Lease rate includes new vinyl tile flooring and paint , under way.</p> <p>CLICK HERE FOR MORE INFO</p>	Kaile Landry Jennifer Myles Brody Butchart	
<p>8458 23 Avenue NE</p> 	10E	I-G	2,978±	\$9.50	\$4.75	Drive-In (12' x 25')	14' clear	200 amps	Negotiable	<p>STORAGE QUONSET FOR LEASE</p> <p>Property is fenced with CCTV Security. Easy access to Stoney Trail and Trans Canada Highway. Quick access to Chestermere, Balzac, and Foothills Industrial Park</p> <p>CLICK HERE FOR MORE INFO</p>	Tyler Guluche Aaron Gunn	
<p>324 16 Avenue NW</p> <p>New Listing</p> 	Mount Pleasant	C-COR1	3,770±	Market	\$9.00	4 service doors	13'-14' clear	TBV	-	<p>Strategically situated on 16 Avenue NW, offering high visibility. Property features service desk/ waiting room, 2 washrooms, 2 offices, and large service bay. 4 Service doors - 2 at 12' height x 18' wide (drive-through bay) and 2 additional bays at 12' height x 10' wide.</p> <p>CLICK HERE FOR MORE INFO</p>	Tyler Guluche Aaron Gunn	

For lease & sublease Industrial

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Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs (PSF)	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure	
<p>3510 29 Street NE, Unit 120A</p> 	Horizon	I-G	4,722	\$9.50	\$7.05	-	-	TBV	Sublease expiry: July 31, 2025	Approved 'Instructional Facility' for up to 100 individuals. 2nd floor office space with 4 classrooms, 3 offices, reception area, 3 in-suite washrooms, kitchen, storage room, and lunchroom. Close proximity to public transit and C-Train Available immediately	Brody Butchart Kaile Landry Jennifer Myles		
<p>2135 32 Avenue NE Bay 7 & 8</p> 	South Airways	I-C	5,612±	Market	\$6.51	2 Drive-in doors (12'x14')	15'	TBV	3-10 years	Great location on 32nd Ave and 19th St NE. Quality office layout. Drive-in loading doors. Zoned Industrial-Commercial allowing for a wide range of uses 2,525 SQ FT of office space 3,087 SQ FT of warehouse space. Virtual tour available	Brian West Connor West		
<p>635 36 Street NE</p> <p>New Listing</p> 	Greenview Industrial Park										Tyler Guluche Aaron Gunn	Coming soon	
<p>1245 34 Avenue NE, Unit 1,2, & 3</p> 	McCall										Kaile Landry Jennifer Myles Brody Butchart		

LEASED







For lease & sublease Industrial

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs (PSF)	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
<p>760 Highfield Dr</p> 	Carstairs	I-1 (Light Industrial)	3,240 (per bay)	\$10.50	\$3.50	1 drive-in door (12' x 16') (per bay)	22' clear	200 amp, 120/208 volt, 3 ph	TBV	<p>ALSO FOR SALE</p> <p>Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 4 Bays - 3,240 sq. ft. each (24' feet x 135' feet). Potential for 1,200 sq. ft. mezzanine per bay. Scramble parking. Clean and Functional Warehouse. Occupancy available immediately</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	


For sale Industrial

Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
202 Canal Court, Unit E												
	Strathmore	M1 (Light Industrial District)	1,920±	\$329,900	-	Drive-in (16' x 14')	18'	TBV	\$2,564.74 (2022)	<p>BACK TO MARKET</p> <p>Incredible opportunity to buy industrial condo with bonus mezzanine. Pavement in front of building and graveled in the back. Close proximity to Strathmore Home Hardware Walmart and Co-op grocery store. Mezzanine 510 ± SF</p>	Tyler Guluche Aaron Gunn	
CLICK HERE FOR MORE INFO												
6151 6 Street SE												
	Manchester	I-G	2,142±	\$625,000	-	1 dock door (53' trailer access)	14' clear	100 Amps, 250 Volts, 3 Phase (TBV)	\$12,284.63 (est. 2023)	<p>Prime location with signage and direct exposure to Blackfoot Trail. Versatile property offering a combination of warehouse and showroom spaces, catering to a diverse range of business's. Well-equipped with a single dock loading door designed to accommodate 53' trailers.</p>	Jennifer Myles Kaile Landry Brody Butchart	
CLICK HERE FOR MORE INFO												
6155 6 Street SE, Unit 6												
	Manchester	I-G	2,320	<p>PRICE REDUCED!</p> <p>Call for Details</p>	-	-	14' clear	100 amps	\$11,888.55 (2023)	<p>Beautifully renovated flex space with exposed wood beams and upgraded floor. Nicely designed kitchen with stainless steel appliances. Centrally located with direct exposure to Blackfoot Trail.</p>	Tyler Guluche Jennifer Myles	
CLICK HERE FOR MORE INFO												
760 Highfield Dr												
	Carstairs	L-I (Light Industrial)	3,240 (per bay)	<p>PRICE REDUCED!</p> <p>\$644,760 \$624,900</p>	3,240± SF per bay	1 bay door per bay (12' x 16')	22' clear	200 amps, 120/208 volt, 3 ph	TBV	<p>Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 2 Bays - 3,240 SF each (24' x 135' F). Potential for 1,200 sq. ft. mezzanine per bay Scramble parking. Clean and Functional Warehouse.</p>	Brian West Connor West	
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<p>9520 Endeavor Dr SE</p> 	Shepard Industrial Park	DC-56	5,232	\$1,425,000	-	2 Drive-in (14'x 16')	26'	400 amps	TBV	<p>Newly constructed industrial building. Easy access to Glenmore Trail and Stoney Trail SE. Property features roof top unit with air conditioning in office. 2 offices, open area, Kitchenette, and wheelchair accessible washroom (in warehouse).</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Jamie Coulter</p> <p>Brody Butchart</p> <p>Kaile Landry</p>	
<p>635 36 Street NE</p> <p>New Listing</p> 	Greenview Industrial Park										<p>Tyler Guluche</p> <p>Aaron Gunn</p>	Coming soon
<p>605 & 609 35 Avenue NE</p> 	Greenview Industrial Park	I-E	7,000	\$2,450,000	0.26	Loading in back	TBV	TBV	\$40,772.02	<p>BUILDING WITH 0.26 ACRES OF LAND</p> <p>7,000 SF building with 0.26 acres of land. Centrally located in the sought-after Greenview Industrial Park. Easy access to Edmonton Trail, Deerfoot Trail, and McKnight Blvd NE. Close proximity to Future Green-Line LRT</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Tyler Guluche</p> <p>Aaron Gunn</p>	
<p>4330 122 Avenue SE</p> 	Shepard Industrial Park										<p>Tyler Guluche</p> <p>Aaron Gunn</p>	SOLD

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
 <p>134 Gateway Drive NE</p>	Airdrie, AB	DC-27B	1.16	\$1,700,000	-	Plan 1212718, Block 4, Lot 15	<p>FULLY SERVICED LAND</p> <p>Currently generating \$10,000 net rent per month. Tenants can stay or vacate. Compacted recycled asphalt throughout the site. Chain link fence surrounding the site. Office trailer included in purchase price. Renderings and DP in place to build a 15,000 square foot. industrial / commercial building</p> <p>CLICK HERE FOR MORE INFO</p>	Jamie Coulter Brody Butchart	
 <p>5805 17 Avenue SE</p>	Elliston Park	I-B (Industrial Business)	4.08	\$3,650,000	Contact	P5527HK;1	<p>DEVELOPMENT LAND - SHOVEL READY</p> <p>Max height: 16 meters. Floor Area Ratio: 1.33 (133,628 Sq.Ft). Traffic count: 28,000 cars per day. 15 min from Downtown and YYC International Airport 1km west of Stoney Trail and East Hills Shopping Centre</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	
 <p>5620 94 Avenue SE</p>	Section 23	I-G	4.69	Market	Contact	Plan 8310180, Lot 4	<p>Located in Calgary Southeast, the city's largest industrial submarket. Just off 52 Street SE & Glenmore Trail SE, offering quick and easy access to major thoroughfares. The land is in close proximity to a major industrial areas providing access to labour and transit routes. Buildings to remain on site, cars and racking to be removed. Heavy compacted gravelled site. Minutes from 68th Street Logistics Park 2.2 million square foot logistics.</p> <p>CLICK HERE FOR MORE INFO</p>	Tyler Guluche Aaron Gunn	
 <p>292018 Wagon Wheel Link</p>	Rocky View County	DC-99	2.5	\$1,750,000	\$700,000	Plan 0810343, Block 3, Lot 1	<p>DEVELOPMENT LAND</p> <p>Site services include electric and natural gas at property line. Zoned DC-99 Cell A allowing a wide range of variety of uses. Excellent access to HWY-2.</p> <p>No outdoor Industrial storage will be permitted</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
 <p>610 & 620 Roundhouse Road</p>	Hanna, AB	HWY-C (Highway Commercial)	6.99±	Lot 1 \$265,000 Lot 2 \$815,000	Lot 1 \$195,000 Lot 2 \$145,000	Plan 0313132, Block 2, Lot 1 & 2	<p>6.99 ACRES - HIGHWAY COMMERCIAL</p> <p>Located two hours northeast of Calgary and only 40 min from Drumheller. Close proximity to Highway 9 at the main entrance/exit to the town of Hanna. Land is currently subdivided into 2 lots of 1.36 acres and 5.63 acres</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	
 <p>Carstairs Commercial Land</p>	Carstairs	I-1 (Light Industrial)	7.02	\$2,485,000	\$350,000	TBV	<p>Site services include town water and sewer; underground electricity, natural gas and telephone. Paved roads. All levies paid. Excellent access to Hwy #2 (QE II). Located 30 minutes, 46 kms, North of Calgary. Owner will install all Services.</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	
 <p>Wheatland County</p>	Wheatland County	I-G	11.95	<p>PRICE REDUCED</p> <p>\$1,099,400 \$899,000</p>	\$75,230	Plan: 1310586 Block: 1 Lot: 5	<p>Site services include electric and natural gas at property line. Located 25 minutes (37 km) East of Calgary, in between Strathmore and Chestermere. Excellent access to Trans Canada Highway (Hwy-1).</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	
 <p>2020 100 Avenue NE</p>	Freeport Industrial Park	I-G	37.31±	Market	Contact	Plan 920HT, Block A	<p>DEVELOPMENT SITE FOR SALE</p> <p>Services at property line. Zoned Industrial General (I-G). Excellent access to Deerfoot Trail. Located 1 block north of Airport Trail NE at 19th Street NE. Surrounded by new development including Oxford Airport Industrial Park, Loblaws distribution, Sleeman's Brewery, Brandt Machinery and Hotels.</p> <p>CLICK HERE FOR MORE INFO</p>	Jim Balfour Aaron Gunn	

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
<p>Balzac</p> 	Rocky View County	R-RUR	39.13±	Market	Contact	Plan 9211207 Lot 2: & Plan 893 Lk Block: B	<p>DEVELOPMENT SITE FOR SALE - 2 LOTS</p> <p>Inside the Rocky view East ASP. Across the street from Lowes 1.28 Million SF distribution building. Located in the fast growing community in East Balzac Rocky View County. Close proximity to Crossiron Drive, Highway 566 offering quick access to Dwight McClellan/Metis Trail, Stoney Trail ring road and QE 2, as well as the Calgary International Airport.</p> <p>CLICK HERE FOR MORE INFO</p>	Tyler Guluche Aaron Gunn	
<p>Hwy 27 & Hwy 2A</p> 	Olds	UR	150	\$4,488,000	\$30,000	SW 1/4, Section 4, Township 33, Range 1, West of the 5th Meridian	<p>Located within the Town limits. Adjacent to existing Residential & Commercial development and Olds College. Town services and utilities are at the property line. 7 kilometers west of Hwy 2. Frontage on both Hwy 27 and Hwy 2A.</p> <p>CLICK HERE FOR MORE INFO</p>	Brian West Connor West	

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