

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

NAIAdvent

INDUSTRIAL LISTINGS

July 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> <p>New Listing</p> 	East Shepard Industrial	I-G	1,358	\$1,925 per month	\$7.63	Drive-in 12'x12'	14' in warehouse	TBV	5 years	Office / Showroom / Warehouse for Lease. 14' clear ceiling height in warehouse. Includes 2 assigned parking stalls and additional on-street parking is available. Developed, owned and managed by Telsec Property Corporation	Jennifer Myles Kaile Landry	
<u>CLICK HERE FOR INFO</u>												
<p>9805 Horton Road SW, Unit B</p> <p>New Listing</p> 	Haysboro	I-G	2,160	\$2,880 per month	\$7.49	Drive-in 12'x12'	24' in warehouse	208/120V 3phase, 70amp	5 years	Within walking distance to Southland CTrain Station. 24' clear ceiling height in warehouse. Water and gas included in the operating cost	Jennifer Myles Kaile Landry	
<u>CLICK HERE FOR INFO</u>												
<p>12204 40 Street SE, Unit 36</p> <p>New Listing</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	
<u>CLICK HERE FOR INFO</u>												
<p>6143 4 Street SE, Bay 13</p> 	Manchester										Brody Butchart Kaile Landry Jamie Coulter	

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>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>5646 Burbank Cres SE</p> 	Burns Industrial									<p>SOLD</p>	<p>Jamie Coulter</p> <p>Kaile Landry</p> <p>Brody Butchart</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>Tyler Guluche</p> <p>Aaron Gunn</p>	<p>Coming soon</p>			



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>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>1245 34 Avenue NE, Unit 6 & 7</p> 	McCall									<p>LEASED</p>	Kaile Landry Jennifer Myles Brody Butchart	











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>1245 34 Avenue NE, Unit 1,2, & 3</p> 	McCall	I-G	6,857	\$14.00	\$7.07	3 dock doors	22'	125 Amp	Negotiable	A mix of warehouse and showroom space with. Three dock loading doors, one with leveler. Access for 53' trailer. Make-up air plus forklift HRV included. Ample random parking available on site. Sprinklered. Racking Negotiable	Kaile Landry Jennifer Myles Brody Butchart	

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>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		









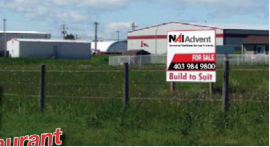

For sale Industrial

Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
 <p>202 Canal Court, Unit E</p>	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												
 <p>6155 6 Street SE, Unit 6</p>	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												
 <p>5544 1A Street SW</p>	Manchester	I-R	2,984±	\$1,250,000	0.29 Acre	3 Drive-in	-	-	\$13,467.84	<p>Opportunity to purchase a 3 bay automotive service building. 2,984 Sq Ft plus bonus mezzanine and GE Trailer. Land, steel building and over \$100,000 in service equipment, including hoists and attached 12' x 40' GE Office. 6,000 SF fenced yard</p>	Blair Best	
CLICK HERE FOR MORE INFO												
 <p>760 Highfield Dr</p>	Carstairs	L-I (Light Industrial)	3,240 (per bay)	<p>PRICE REDUCED!</p> <p>-\$644,760</p> <p>\$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	
CLICK HERE FOR MORE INFO												
 <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>	Jamie Coulter Brody Butchart Kaile Landry	
CLICK HERE FOR MORE INFO												







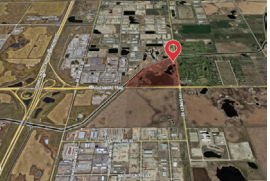



For sale Industrial

Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
<p>5700 1 Street SW</p> 	Manchester	I-G	5,970	\$1,650,000	-	<p>2x- 12' x 16 (Drive-In door)</p> <p>1x- 8' x 12' (Drive-In door)</p>	24' clear	200 amp (TBV)	\$32,660.62	<p>Blocks from Chinook Mall/LRT Station. Corner double condo bay, with extra windows and lots of natural light. Small office component, double washrooms. 2nd floor includes washroom, change room, kitchen area, common area. Coolers can be included if required.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Tyler Guluche</p> <p>Aaron Gunn</p>	
<p>605 & 609 35 Avenue NE</p> <p>New Listing</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> <p>New Listing</p> 	Shepard Industrial Park	I-G	9,729	Market	0.65	14'x14' drive-in door	22'	TBV	\$58,718.96	<p>Quality built, freestanding industrial building located on a corner lot. Large warehouse with 2 Ton Crane and Drive-In Loading. Fully paved and secured yard with multiple access points. Beautifully designed office space and large warehouse with 22' clear height. 20 dedicated parking stalls</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Tyler Guluche</p> <p>Aaron Gunn</p>	

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
 <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	
 <p>610 & 620 Roundhouse Road</p> <p>New Listing</p>	Hanna, AB	HWY-C (Highway Commercial)	6.99±	<p>Lot 1 \$265,000</p> <p>Lot 2 \$815,000</p>	<p>Lot 1 \$195,000</p> <p>Lot 2 \$145,000</p>	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</p> <p>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	

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
Wheatland County									
	Wheatland County	I-G	11.95	PRICE REDUCED \$1,099,400 \$899,000	\$75,230	Plan: 1310586 Block: 1 Lot: 5	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).	Brian West Connor West	
2020 100 Avenue NE									
	Freerport Industrial Park	I-G	37.31±	Market	Contact	Plan 920HT, Block A	DEVELOPMENT SITE FOR SALE 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.	Jim Balfour Aaron Gunn	
Balzac									
	Rocky View County	R-RUR	39.13±	Market	Contact	Plan 9211207 Lot 2: & Plan 893 Lk Block: B	DEVELOPMENT SITE FOR SALE - 2 LOTS 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.	Tyler Guluche Aaron Gunn	
285110 Glenmore Trail									
	Rocky View County	A-GEN (Agricultural, General District)	90.9±	Market	Contact	Plan 1820AM, Block Z	EXCELLENT EXPOSURE & PRIME LOCATION Located in the developing area just east of Calgary City limits surrounded by various existing and future commercial and industrial parks. Ideally positioned for a major commercial/retail development that can benefit from the success and traffic draws of the existing developments. Subject land parcel is within the Janet Area Structure Plan part of Phase 2. Amazing Exposure with 1/2 mile front on Glenmore Trail and easy accessed through a controlled intersection on Glenmore Trail and 100 Street.	Jamie Coulter Brody Butchart Kaile Landry	
Hwy 27 & Hwy 2A									
	Olds	UR	150	\$4,488,000	\$30,000	SW 1/4, Section 4, Township 33, Range 1, West of the 5th Meridian	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.	Brian West Connor West	

Our sales team

Garry Bobke | *SIOR, CCIM*

President

p (403) 984-9804

e gbobke@naiadvent.com

Larry Gurtler | *SIOR, CCIM*

Vice President | Partner |

Associate Broker

p (403) 984-9811

e lgurtler@naiadvent.com

Steven Heard

Senior Associate

p (403) 984-6301

e sheard@naiadvent.com

Joshua Gill

Associate, Retail Services

p (403) 984-9808

e jgill@naiadvent.com

Blair Best

Associate, Capital Markets

p (403) 669-3969

e bbest@naiadvent.com

Peace Herman

Sales & Marketing Assistant

p (403) 984-9802

e pherman@naiadvent.com

Tom Gorman

Broker & Business Director

p (403) 984-9814

e tgorman@naiadvent.com

Chris Howard

Vice President | Partner

p (403) 830-6908

e choward@naiadvent.com

Jim Balfour

Senior Associate

p (403) 984-9805

e jbalfour@naiadvent.com

Kaile Landry

Associate

p (403) 984-9306

e klandry@naiadvent.com

Joy Daklala

Associate

p (403) 984-9801

e jdaklala@naiadvent.com

Nowel Bobke

Marketing Assistant

p (403) 984-9800

e nbobke@naiadvent.com

Harvey Russell

Senior VP | Principal

p (403) 620-0667

e hrussell@naiadvent.com

Stuart Myron

Associate Broker

p (403) 850-7458

e smyron@naiadvent.com

Aaron Gunn

Senior Associate

p (403) 200-4026

e agunn@naiadvent.com

Tyler Guluche

Associate

p (403) 404-8735

e tguluche@naiadvent.com

Jennifer Myles

Associate

p (403) 975-2616

e jmyles@naiadvent.com

Jamie Coulter | *SIOR*

Vice President | Partner

p (403) 984-9812

e jcoulter@naiadvent.com

Brian West

Senior Associate, Advisor

p (403) 984-6303

e bwest@naiadvent.com

Brody Butchart

Senior Associate

p (403) 984-9815

e bbutchart@naiadvent.com

Connor West

Associate

p (403) 984-9803

e cwest@naiadvent.com

Liliya Chukleva

Marketing Manager

p (403) 984-9818

e lchukleva@naiadvent.com



NAI Advent
3633 8 Street SE
Calgary, AB
T2G 3A5

t (403) 984-9800
w naiadvent.com