

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

INDUSTRIAL LISTINGS

September 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			
3506 118 Avenue SE															
	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				
12204 40 Street SE, Unit 36															
	East Shepard Industrial										Jennifer Myles Kaile Landry				
<h1>LEASED</h1>															
6143 4 Street SE															
	Manchester	I-G	Bay 1-2 3,467±	\$15.00 \$14.00	\$6.60	1 double man door	14' clear	200 amps	5 years	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.	Brody Butchart Jennifer Myles Kaile Landry				
4412 Manilla Road SE															
	Manchester	I-G	2,008-5,767	\$15.00	\$7.80	Man door	-	-	Negotiable	RETAIL SPACE VARIOUS OPTIONS Excellent location in the heart of a thriving business district, offering high visibility. Within minutes drive to Chinook Mall Shopping Centre. Available immediately.	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>3916 56 Avenue SE, Unit B</p> 	Foothills	I-G	9,400	\$9.00	\$4.75	3 Dock-doors with access to drive-in door	26'	TBV	Negotiable	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	Tyler Guluche Aaron Gunn				
CLICK HERE FOR MORE INFO															
<p>6520 68 Street SE</p> 	Starfield Industrial	I-O	1 Acre	\$7,500/mo	-	-	-	-	Negotiable	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. Potential to lease additional 1.34 acres for total of 2.34 acres	Kaile Landry				
CLICK HERE FOR MORE INFO															
<p>7032 Farrell Road SE</p> 	Fairview Industrial	I-G	10,470 ± on 1 Acres	\$13.50	\$5.50	4 - 12' x 14' Drive-in door 1 - 14' 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 Aaron Gunn				
CLICK HERE FOR MORE INFO															
<p>840 26 Avenue SE</p> <p>New Listing</p> 	Alyth/Bonnybrook	I-E	13,304	\$15.00	TBV	6 Drive-in doors 2 x 16' x 18' 3 x 10' x 10' 1 x 14 x 12	-	TBV	5+ years	CORNER SITE FOR SALE OR LEASE The property features 3 buildings on 1.03 acre of land, fully paved and fenced. n Building 1 has 3,000 SF office and 4,000 SF warehouse space. Enjoy direct exposure to Dartmouth Road SE, with approximately 16,000 vehicles per day. Available on December 1, 2023	Tyler Guluche Aaron Gunn				
CLICK HERE FOR MORE INFO															



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>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	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.	Brian West Connor West		
CLICK HERE FOR MORE INFO													
 <p>2135 32 Avenue NE, Bay 4</p>	South Airways	I-C	2,806±	Market	\$6.65 (2023)	1 drive-in door	14'	100 amps	Avilable: December 1, 2023	Excellent location, situated on 32nd Avenue NE and 19th Street NE, offering high visibility and accessibility. Plenty of scramble parking. Drive-in Loading. Zoning I-C (Industrial Commercial)	Brian West Connor West		
CLICK HERE FOR MORE INFO													
 <p>8458 23 Avenue NE</p>	10E									LEASED		Tyler Guluche Aaron Gunn	
 <p>324 16 Avenue NW</p>	Mount Pleasant	C-COR1	3,770±	Market	\$9.00	4 service doors	13'-14' clear	TBV	-	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.	Tyler Guluche Aaron Gunn		
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For lease & sublease Industrial

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<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		
<h1>LEASED</h1>													
<p>2135 32 Avenue NE Bay 7 & 8</p> 	South Airways										Brian West Connor West		
<p>635 36 Street NE</p> <p>New Listing</p> 	Greenview Industrial Park	I-R	5,735	\$16.00	TBV	1 - 12' x 14' drive-in door 1 - 8'5" x 10' dock door	20'7" clear	200 amps	5+ years	Lease or purchase a corner site standalone building in Greenview. The property features multiple access points, all with direct exposure. Efficiently equipped with Dock & Drive-In Loading. Office space has optimal layout. HD Video Camera Surveillance. Warehouse includes a dual compartment sump,	Tyler Guluche Aaron Gunn		


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
 <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>6151 6 Street SE</p>	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												
 <p>6155 6 Street SE, Unit 6</p>	Manchester	I-G								<h1>SOLD</h1>	Tyler Guluche Jennifer Myles	
 <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>635 36 Street NE</p> <p>New Listing</p> 	Greenview Industrial Park	I-R	5,735	\$2,450,000	0.3	1 - 12' x 14' drive-in door 1 - 8'5" x 10' dock door	20'7"	200 amps	\$31,787.72 (2023)	Lease or purchase a corner site standalone building in Greenview. The property features multiple access points, all with direct exposure. Efficiently equipped with Dock & Drive-In Loading. Office space has optimal layout. HD Video Camera Surveillance. Warehouse includes a dual compartment sump,	Tyler Guluche Aaron Gunn	
<p align="center"><u>CLICK HERE FOR MORE INFO</u></p>												
<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>	Tyler Guluche Aaron Gunn	
<p align="center"><u>CLICK HERE FOR MORE INFO</u></p>												
<p>840 26 Avenue SE</p> <p>New Listing</p> 	Alyth/Bonnybrook	I-E	13,304	\$2,540,000	1.03	6 Drive-in doors	-	100 amps, 3 phase, 208 volts	TBV	<p>CORNER SITE FOR SALE OR LEASE</p> <p>The property features 3 buildings on 1.03 acre of land, fully paved and fenced. n Building 1 has 3,000 SF office and 4,000 SF warehouse space. Enjoy direct exposure to Dartmouth Road SE, with approximately 16,000 vehicles per day. Available on December 1, 2023</p>	Tyler Guluche Aaron Gunn	
<p align="center"><u>CLICK HERE FOR MORE INFO</u></p>												
<p>319 38A avenue SE & 320 39 Avenue SE</p> <p>New Listing</p> 	Manchester	I-G	11,452±	Market	0.92	6 Drive-in	13'-21'	TBV	\$56,875.73	<p>This prime location comprises of two adjacent parcels, situated in the heart of Manchester. Centrally located, providing seamless access to major public transportation routes, including direct proximity to the LRT Station (39 Avenue C-Train Station) Located within a block from Macleod Trail SE and Blackfoot Trail SE is easily accessible via 42 Avenue SE.</p>	Tyler Guluche Aaron Gunn	
<p align="center"><u>CLICK HERE FOR MORE INFO</u></p>												

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	\$1,599,000	-	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>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>	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	


For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
Carstairs Commercial Land 	Carstairs	I-1 (Light Industrial)	7.02	\$2,485,000	\$350,000	TBV	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. CLICK HERE FOR MORE INFO	Brian West Connor West	
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). CLICK HERE FOR MORE INFO	Brian West Connor West	
2020 100 Avenue NE 	Freepoint 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, Loblaw's distribution, Sleeman's Brewery, Brandt Machinery and Hotels. CLICK HERE FOR MORE INFO	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. CLICK HERE FOR MORE INFO	Tyler Guluche Aaron Gunn	

For sale Land

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
	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. CLICK HERE FOR MORE INFO	Brian West Connor West	

Investment Sales Industrial

Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
<p>2730 23 Street NE</p>  	Vista Heights	C-COR3	9,229 SF on 1.31 Acres	\$4,999,000	<p>INVESTMENT OR OWNER/USER</p> <p>Currently leased to 2 separate tenants, a car dealership and mechanic shop, until January 1, 2028. The Tenants pay a combined net rent of \$34,500 per month. Property consists of a large showroom, multiple private offices, parts department and a vehicle service bay. Situated in a convenient location just off Barlow Trail.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Brody Butchart</p> <p>Jamie Coulter</p>	
<p>4203-4211 17 Street SE</p>  	Bonnybroke	I-R	14,208 on 0.59 Acre	\$2,799,000	<p>Fully leased multi-tenanted industrial building in the Bonnybrook area. 5 different tenants consisting of automotive and industrial users. Bay sizes ranging from 1,500 to 3,700 square feet. Each unit has drive-through loading. The building is situated in the central market with easy access to Deerfoot Trail, Blackfoot Trail, and Ogden Road SE. To receive more information please request the confidentiality agreement from one of our listing agents.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Larry Gurtler</p> <p>Jamie Coulter</p> <p>Brody Butchart</p>	
<p>4041 74 Avenue SE</p>  	Foothills	I-G	38,286 on 2.44 Acre	\$6,699,900	<p>INVESTMENT OPPORTUNITY</p> <p>Fully Leased multi-tenanted Industrial Building with direct exposure to Barlow Trail. A good mix of 9 different tenants. Each unit contains a good mixture of office and warehouse space. Bay sizes ranging from 2,600 to 5,600 square feet. Ample parking on site. The building is situated in a convenient location just off of Glenmore Trail and Barlow Trail SE. To receive more information please request the confidentiality agreement from one of our listing agents.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Larry Gurtler</p> <p>Jamie Coulter</p> <p>Brody Butchart</p>	

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