



INDUSTRIAL LISTINGS

January 2023



Table of Contents

For Lease & Sublease

Industrial	3 – 5
South Calgary	3
North Calgary	4
Outside of Calgary	5

For Sale

Industrial	6
Land	7 – 8

Investment Sales

Industrial	9
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NAI Advent Team

Contact Info	10
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For lease & sublease Industrial

3

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
6143 4 Street SE, Bay 13		Manchester	I-G	3,072	\$13.00	\$6.68	1 Dock door	14'	100 amp	-	Located in Manchester Close to major amenities Good access to Macleod Trail and Blackfoot Trail Ample parking at the front and back of each bay Central location Well appointed office layout 2 washrooms and kitchenette	Brody Butchart
												Kaile Landry
												Jamie Coulter
6143 4 Street SE, Bay 9		Manchester										Brody Butchart
												Kaile Landry
												Jamie Coulter
239 61 Avenue SE, Bay 2		Manchester										Aaron Gunn
												Tyler Guluche
4250 Ogden Rd SE		Alyth/ Bonnybrook	I-G	6,646	\$14.00	\$6.77	4 Drive-in	\$23'	800 amp/ 600volt (TBV)	-	Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout. Trench drain in the warehouse. Close proximity to central markets and Foothills..	Aaron Gunn
												Tyler Guluche
8716 48 Street SE		South Foothills										Aaron Gunn
												Tyler Guluche







For lease & sublease Industrial

4

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
<div>3300 14 ST NE, Bay 7</div> <div></div>	Franklin	I-G	2,705±	Market	\$7.34 TBV	1 Drive-in door (10'x10')	14.5'	200 amp	Sublease Term: 1 year left with renewal options	FOR SUBLEASE Well designed space, currently set up as a microbrewery with nearly \$200,000 in space upgrades. Includes chiller room and outdoor patio. Trench drainage in the warehouse Located in a well maintained building, near a few similar uses. Two blocks from Marlborough Mall offering access to transit and many retail and entrainment amenities.	Aaron Gunn Tyler Guluche	
<div>110-1915 27 Ave, NE</div> <div></div>	South Airways	I-G	3,836	Reduced Rate \$10.00 PSF	\$6.49 PSF	1 drive-in (12x14)	18' clear	200 Amp (TBV)	5 years preferred	REDUCED RATE Busy high traffic location with plenty of restaurants and business in the area. Large bonus Mezzanine area at no charge. Ample assigned parking (8 stalls). Near Sunridge Shopping Centre, Peter Lougheed Hospital, Calgary International Airport, golf course, LRT and public transportation.	Kaile Landry Jamie Coulter Brody Butchart	
<div>2135 32 Ave NE, Bay 10</div> <div></div>	South Airways	LEASED									Brian West Connor West	
<div>2135 32 Ave NE, Bay 12</div> <div></div>	South Airways	LEASED									Brian West Connor West	
<div>2135 32 Avenue NE Bay 7 & 8</div> <div></div>	South Airways	I-C	5,612±	Market	\$6.51	2 Drive-in doors (12'x14')	15'	-	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	

For lease & sublease Industrial

5

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
760 Highfield Dr												
	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	ONLY 2 LEFT! Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. Parking - 6 stalls per bay. Yard Space - 1,000± sq. ft. per bay. Full office and mezzanine build out to clients specifications available by on site project management team. Clean and Functional Warehouse. OCCUPANCY AVAILABLE IMMEDIATELY! ALSO FOR SALE!	Brian West Connor West	
285145 Wrangler Rd												
	Rocky View Country	DC-76 (Direct Control)	4,800± with 7,500± Yard	\$15	\$6.34 TBV	16' x 14' powered dual drive in doors	26'-29 sloped	200amp @ 208 volt	30 day notice	Located in busy industrial area. Rear drive around secured yard area partially paved with 2 access points. Lower taxes in Rocky View New washrooms and Kitchenette. Infrared heaters in shop. Floor drain Easy access to Barlow Trail SE, Glenmore Trail SE, Stoney Trail SE and 52nd Street SE	Aaron Gunn Tyler Guluche	
235145 Wrangler Dr												
	Rocky View Country	DC76	14,244+/-	Market	TBD	2 drive-in (14'W x 16'H)	Variable; 24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rockyview ALSO FOR SALE!	Brian West Connor West	

For sale Industrial

6

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)	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 Supercentre, Co-op grocery store, and Strathmore District Health Services (Hospital). Sump. Mezzanine 510 ± SF	Aaron Gunn Tyler Guluche	
760 Highfield Dr												
	Carstairs	L-I (Light Industrial)	3,240 (per bay)	PRICE REDUCED! \$644,760 \$624,900	3,240± SF per bay	1 bay door per bay (12' x 16')	22' clear	200 amp, 120/208 volt, 3 ph	TBV	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. Occupancy available immediately.	Brian West Connor West	
4250 Ogden Road SE												
	Alyth/Bonnybrook	i-g	6,646	Market	1 Acres	4 Drive-in	23'	800amp/600volt (TBV)	\$39,230.05	Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout. Trench drain in the warehouse. Close proximity to central markets and Foothills..	Aaron Gunn Tyler Guluche	
235145 Wrangler DR												
	Rocky View County	DC76	14,2400 ±	\$4,500,000	3.52	2 drive-in (14'W x 16'H)	24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rocky View County	Brian West Connor West	

For sale Land

7

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
5825 17 Avenue SE 	Elliston	I-B Industrial Business	4.08	TBD	TBD	P5527HK;1	DEVELOPMENT SITE FOR SALE - SHOVEL READY Located in the southeast sector of the City, along 17 Avenue SE. The subject property is in the perfect location for any business within the zoning approval. Easy access to Stoney Trail, Deerfoot Trail and along major transportation route including Purple Max from City Centre to East Hills (Extended to Chestermere). The community is diverse with a mixture of residential, commercial and recreational land uses with abundance of retail, restaurants and amenities. 20 min from downtown and YYC International Airport. 1km west of Stoney Trail and East Hills Shopping Centre. Traffic count: 28,000 cars per day	Brian West Connor West	Coming Soon
292018 Wagon Wheel Link 	Rocky View County	DC-99	5.19	\$3,500,000	\$674,374	Plan 0810343, Block 3, Lot 1	BACK ON MARKET Site services include electric and natural gas at property line. Zoned DC-99 allowing a wide range of variety of uses. Property can be subdivided into two lots of 2.5 and 2.69 acres. Excellent access to HWY-2.	Brian West Connor West	
5901 49 Ave 	Olds	LI	6.72	\$775,000	\$115,327	Plan 1012999, Block 3, Lot 5	DEVELOPMENT LAND Located in the established industrial area in South East Olds. Quickly growing commercial node of Olds with easy access to the highway. Services at the property line with sub division potential. Only three blocks from Olds College. Surrounded by existing development including Sundial Growers, Shor Gain, Westeel, Rising Compressor and Fortis Alberta.	Jim Balfour	
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.	Brian West Connor West	



For sale Land

8

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
Wheatland County									
	Wheatland County	I-G	11.95	\$1,099,400 \$899,000	\$75,230	Plan: 1310586 Block: 1 Lot: 5	REDUCED PRICE 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									
	Freeport Industrial Park	I-G	37.31±	Market	-	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	
285110 Glenmore Trail									
	Rocky View County	A-GEN (Agricultural, General District)	90.9±	Market	-	Pla 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 2 & Hwy 27									
	Mountain View County	Agriculture	126	\$3,150,000	\$25,000	NW 36-32-1-5	MAJOR PRICE ADJUSTMENT! Vendor will consider a variety of options: Lease Back, Design Build, Joint venture, or VTB. Located in the 2/27 Area Structure Plan permitting commercial + light industrial use. 40 min North of Calgary on Highway 2 at the Highway 27 intersection. Ideally situated for Oil & Gas service firms, Transportation and DC Services, Agricultural or Automotive Dealerships or Services.	Brian West Connor West	
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	

Investment Sales Industrial

9

Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
1-1420 40 Ave NE 	McCall	I-G	5,650+/-	\$925,000 \$850,000	Auto User on Main Floor - 3,850+/- SF. Place of Worship on Second Floor - 1,800+/- SF. Security system in place. Parking lot sidewalk and roof recently replaced. LED exterior lights newly installed. Equipment negotiable. Good access to McKnight Blvd, Deerfoot Trail & Barlow Trail NE. Close proximity to YYC International Airport.	Kaile Landry	

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