



## Shepard Industrial Park

230 Initiative Avenue SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- Air conditioned office space with natural light and high quality finishing
- Lots of additional street parking
- Exclusive yard storage
- Located within a well established industrial park in southeast Calgary.
- Washer hook up in warehouse
- Racking and Sea Cans not included
- Bonus mezzanine space ± 100 SF
- Sump in warehouse
- Quick access to Stoney Trail, Glenmore Trail SE and 84th Street SE

### PROPERTY DETAILS

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>District</b>             | Shepard Industrial Park         |
| <b>Main Floor Office</b>    | 750 ± SF                        |
| <b>Second Floor Office</b>  | 688 ± SF                        |
| <b>Warehouse Area</b>       | 1,000 ± SF                      |
| <b>Yard Area</b>            | 1,250 ± SF                      |
| <b>Total Leaseable Area</b> | 2,438 ± SF                      |
| <b>Lease Rate</b>           | \$14.00 PSF / for year 1        |
| <b>Term</b>                 | Negotiable                      |
| <b>Operating Costs</b>      | \$7.85 PSF (2024)               |
| <b>Ceiling Height</b>       | 20' Clear                       |
| <b>Loading</b>              | 1 (12' W x 14' H) Drive-in door |
| <b>Power</b>                | 225 A @ 240 V, 3 Phase (TBV)    |
| <b>Available</b>            | Immediate Possession            |

# FOR LEASE

## 2,438 SF

### Industrial Bay With Yard

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.



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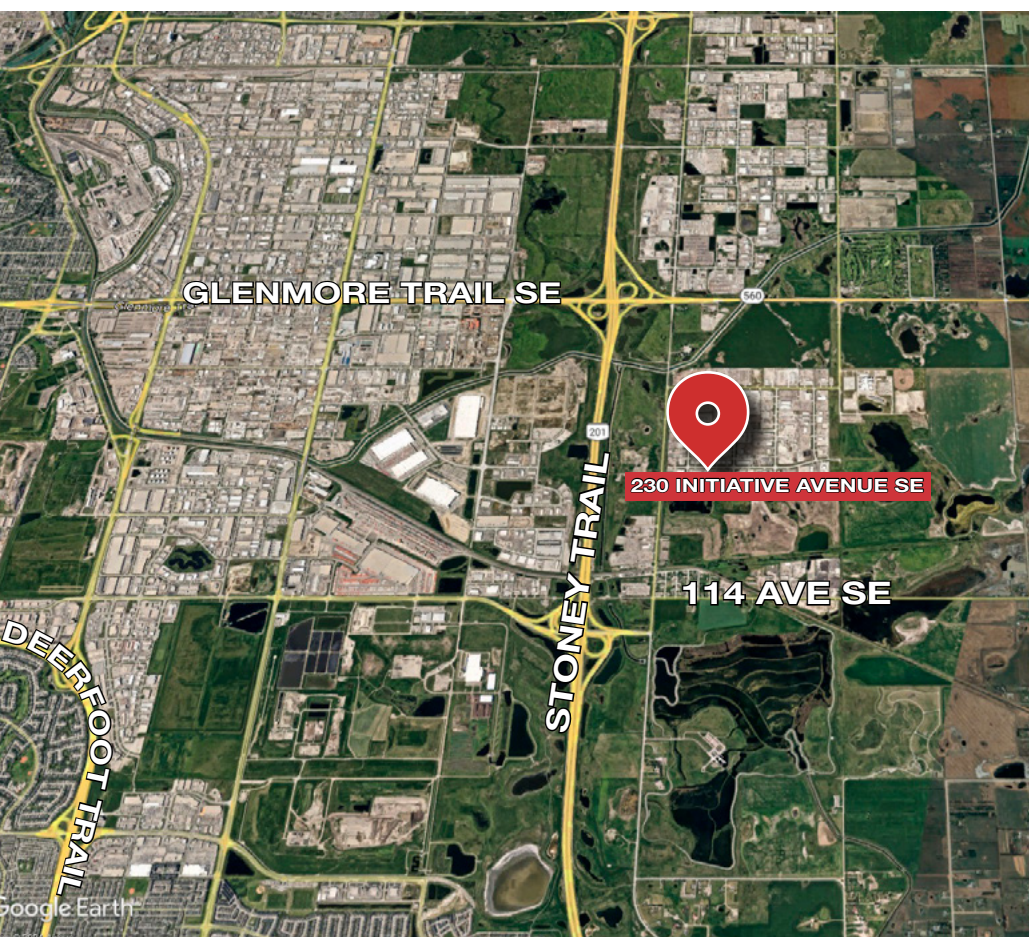
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# FOR LEASE

2,438 SF

Industrial Bay With Yard

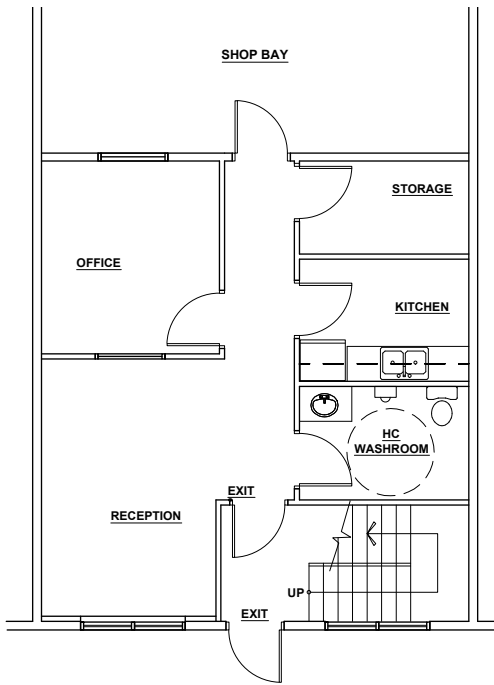


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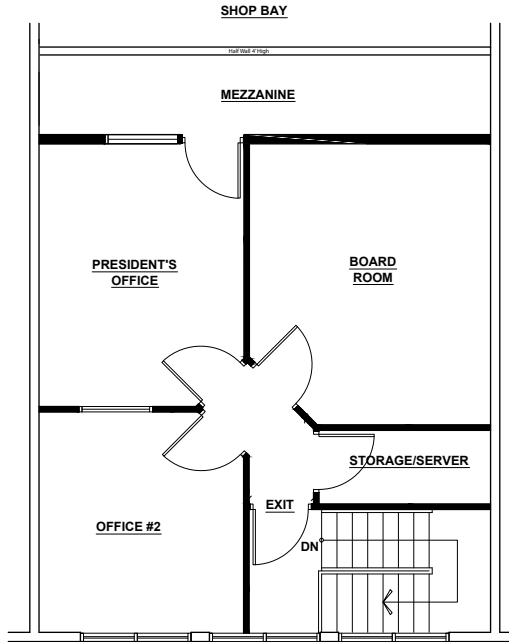
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### Industrial Bay With Yard

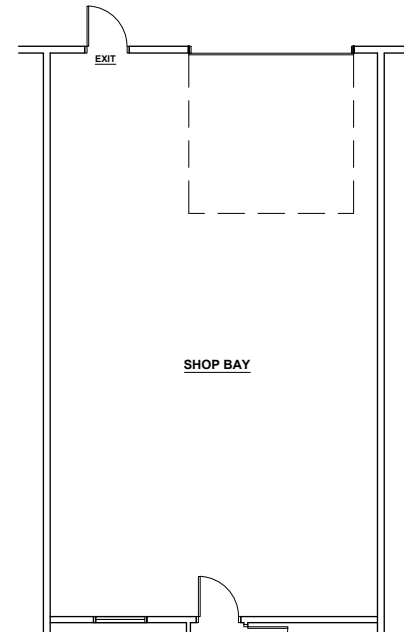
## Floor Plans



GROUND FLOOR PLAN



UPPER FLOOR PLAN



SHOP BAY FLOOR PLAN

