



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 \pm 100 SF
- Sump in warehouse
- Quick access to Stoney Trail, Glenmore Trail SE and 84th Street SE

PROPERTY DETAILS

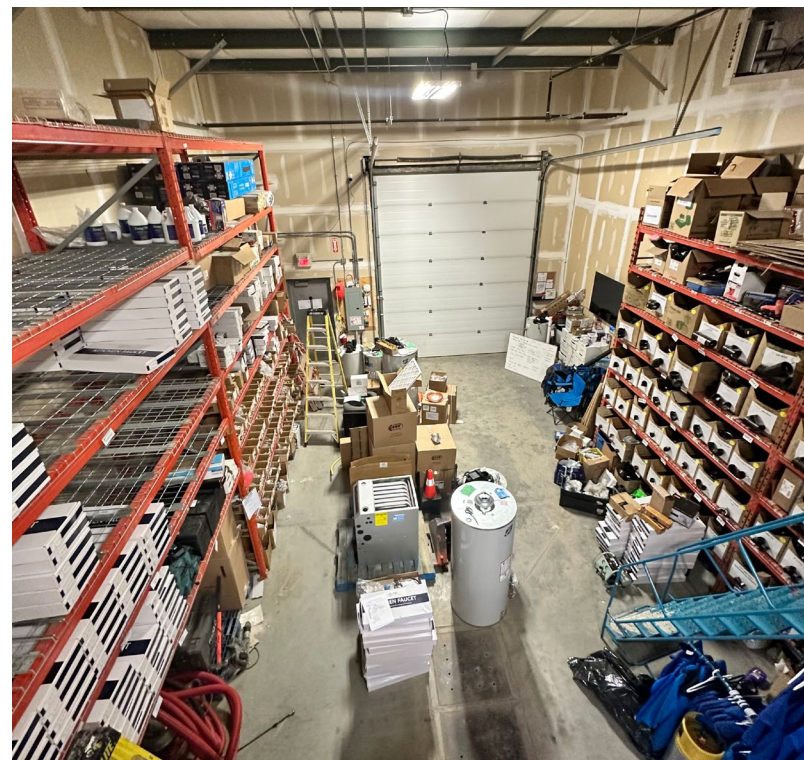
District	Shepard Industrial Park
Main Floor Office	750 \pm SF
Second Floor Office	688 \pm SF
Warehouse Area	1,000 \pm SF
Yard Area	1,250 \pm SF
Total Leaseable Area	2,438 \pm SF
Lease Rate	\$14.00 PSF / for year 1
Term	Negotiable
Operating Costs	\$7.85 PSF (2024)
Ceiling Height	20' Clear
Loading	1 (12'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

FOR LEASE

2,438 SF

Industrial Bay With Yard

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



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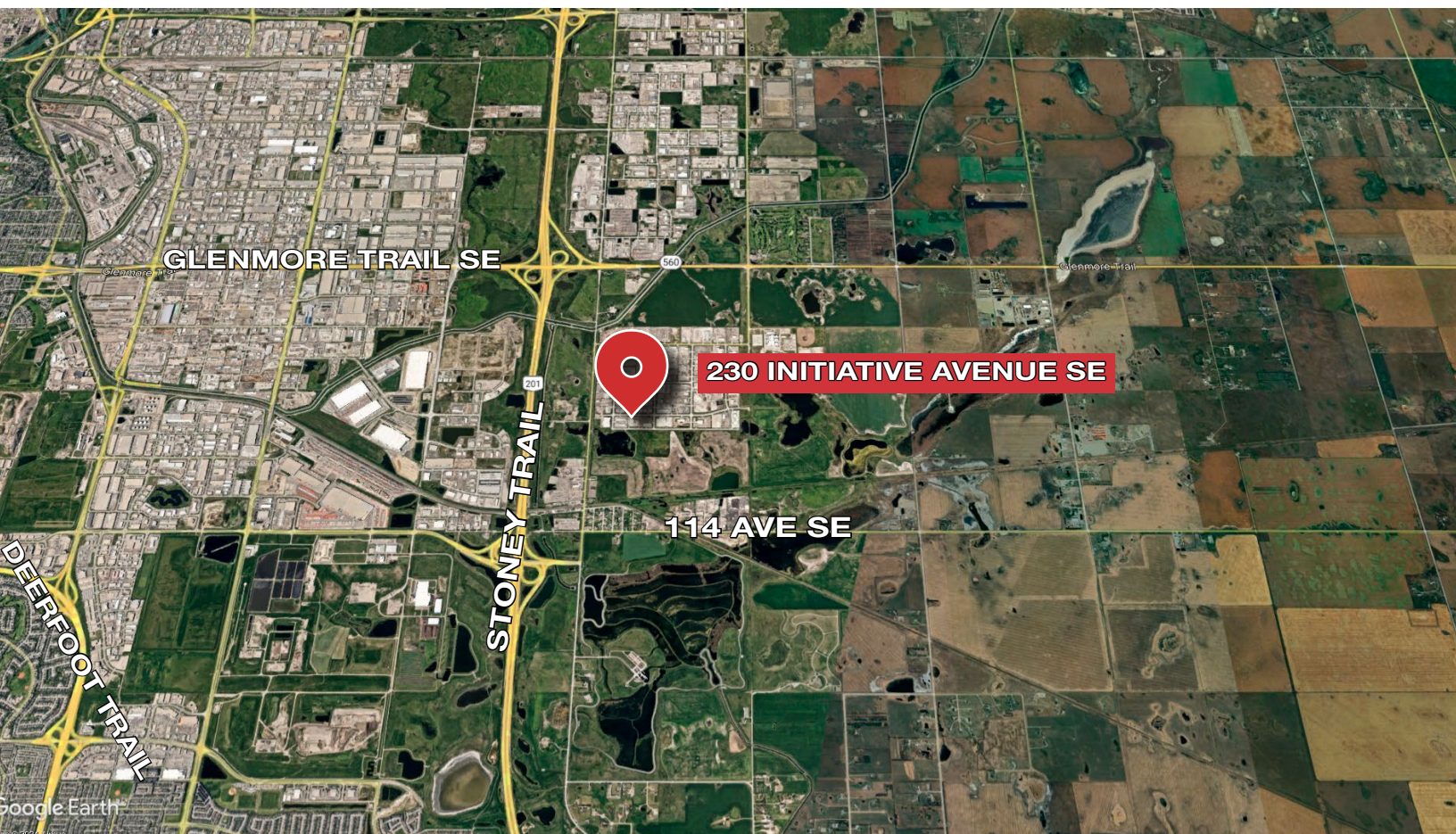
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Industrial Bay With Yard

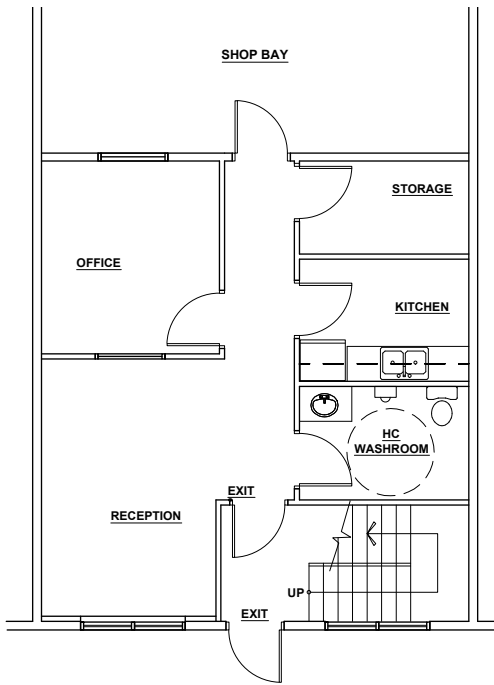


FOR LEASE

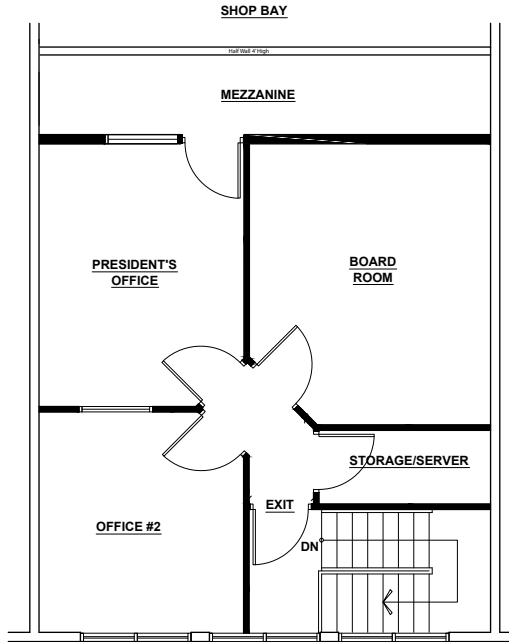
2,438 SF

Industrial Bay With Yard

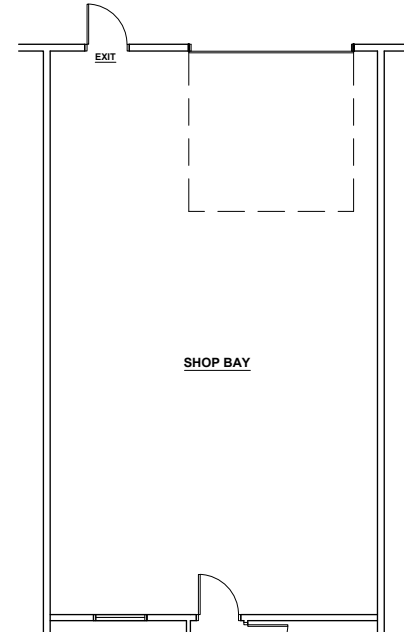
Floor Plans



GROUND FLOOR PLAN



UPPER FLOOR PLAN



SHOP BAY FLOOR PLAN

