



## High Quality Warehouse & Office Space

19 Aero Drive NE | Bay 13 | Calgary, AB

### PROPERTY HIGHLIGHTS

- ▶ Modern, clean, warehouse and office space, ideal for logistics, distribution, and variety of business operations.
- ▶ Corner unit industrial warehouse with direct exposure to Aero Drive.
- ▶ Excellent visibility and easy access to Deerfoot Trail.
- ▶ Ample on-site parking to accommodate customer and staff parking.
- ▶ Located in a high-demand area, surrounded by variety of amenities and near Calgary International Airport.
- ▶ Headlease extension available.

### PROPERTY DETAILS

<b>WAREHOUSE</b>	33,500 SF± (TBV)
<b>OFFICE</b>	7,098 SF ± (TBV)
<b>TOTAL AREA</b>	<b>40,598 SF (TBV)</b>
<b>POWER</b>	TBV
<b>LOADING</b>	1 Drive-in Door 4 Dock Doors with levelers
<b>ZONING</b>	S-CRI (Special Purpose – City and Regional Infrastructure)
<b>SUBLEASE RATE</b>	Market
<b>OPERATING COST</b>	\$4.31
<b>SUBLEASE TERM</b>	Until Oct 30, 2028 (Headlease wrap available)

# FOR SUBLEASE

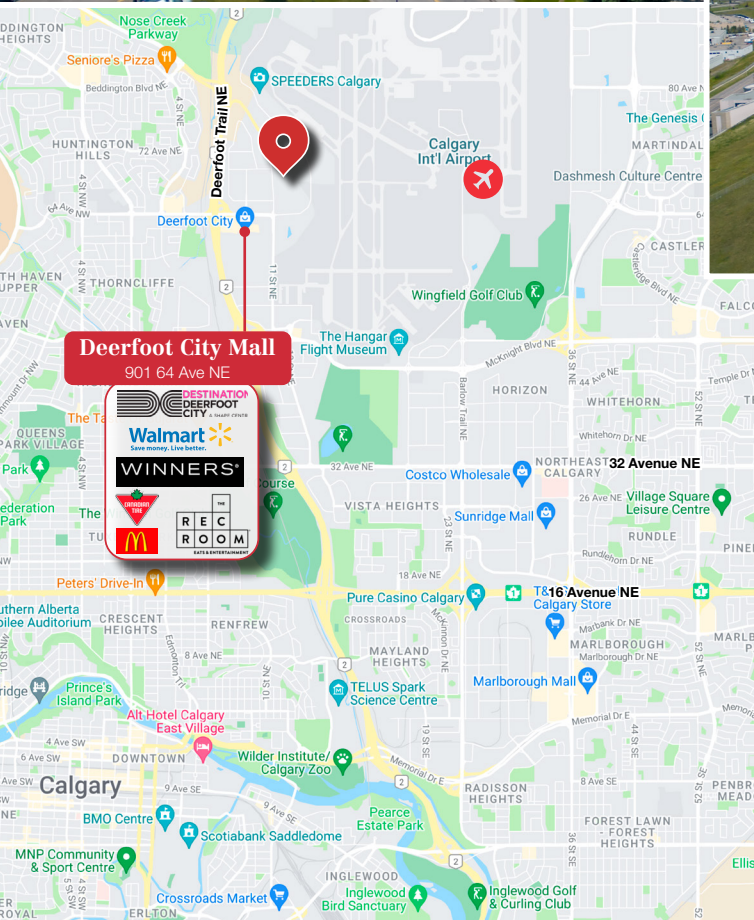
## 40,598+/- SF (TBV)

### 19 Aero Drive NE | Bay 13 | Calgary, AB

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



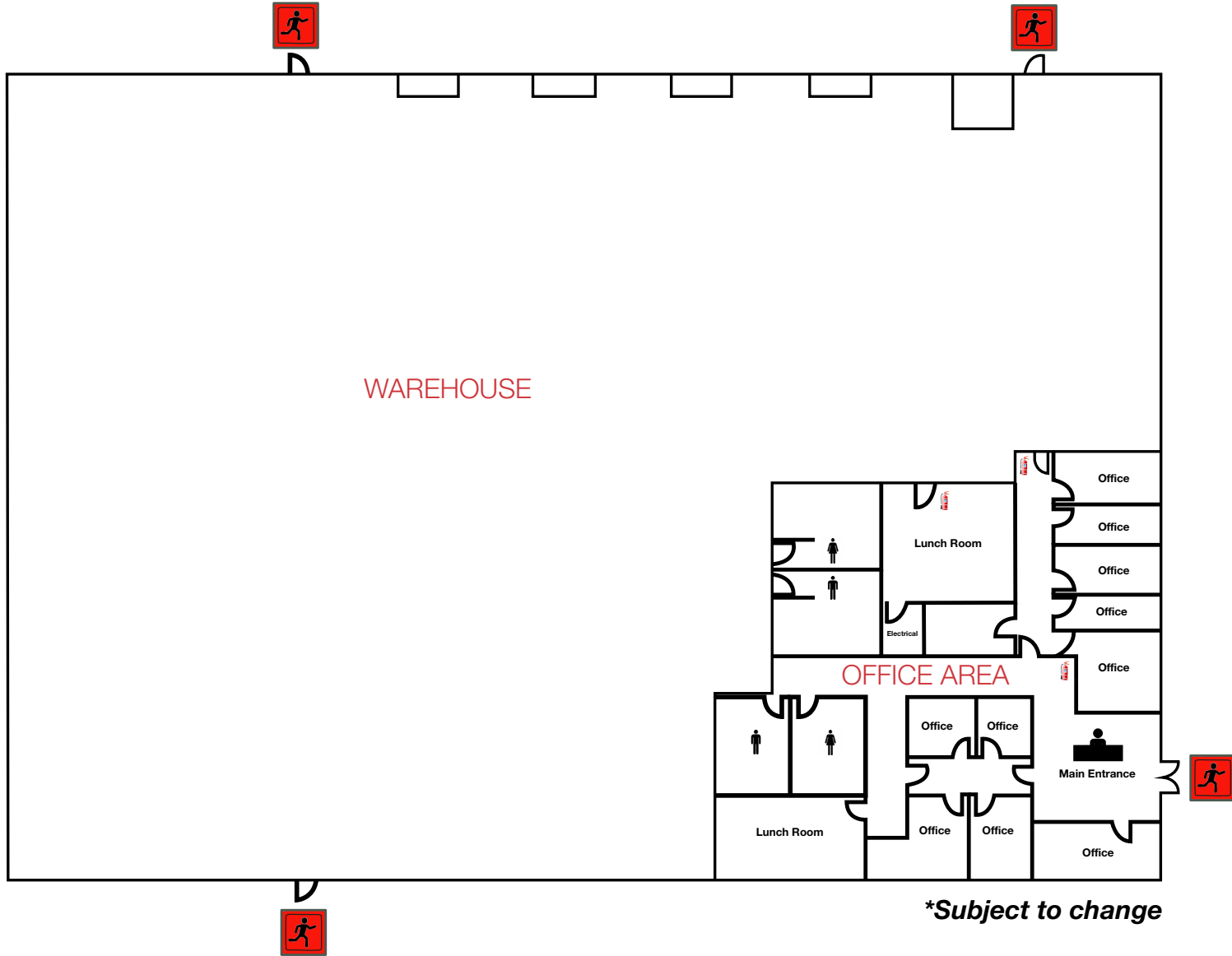
**Deerfoot City Mall**  
901 64 Ave NE



## LOCATION ADVANTAGES

- ▶ Less than 5 minutes from Calgary International Airport
- ▶ Access to Major Transportation Routes:
  - » **Deerfoot Trail (Highway 2)** – North-south arterial highway, connecting to downtown Calgary and southbound logistics corridors
  - » **Stoney Trail (Highway 201)** – Calgary's ring road, provides fast east-west travel and connects to:
    - » Trans-Canada Highway (Highway 1)
    - » QEII Highway toward Edmonton
  - » **Airport Trail NE** – Direct connector to YYC terminals and cargo access points
- ▶ Close to industrial hubs like Aero Business Park, Deerfoot Business Centre, and Starfield Industrial.
- ▶ Close to major tenants such as Purolator, Amazon, FedEx, and Sobeys distribution.

## FLOOR PLAN



## DRIVING TIMES

Calgary Airport	4.3 km	6 minutes
16th Avenue NE	7.8 km	11 minutes
Deerfoot Trail NE	2.2 km	5 minutes
Stoney Trail	8.8 km	8 minutes
Downtown Calgary	12.9 km	16 minutes

**JAMIE COULTER**  
Vice President / Partner  
(403) 835-1535  
jcoulter@naiadvent.com

**BRODY BUTCHART**  
Senior Associate  
(403) 389 7857  
bbutchart@naiadvent.com

KAILE LANDRY  
Associate  
(403) 669-3050  
klandry@naiadvent.com

**JENNIFER MYLES**  
Associate  
(403) 975-2616  
jmyles@naiadvent.com

