



Office/Warehouse Flex Bay

Unit 9, 3419 12 Street NE, Calgary, AB T2E 6S6

PROPERTY HIGHLIGHTS

- Prime location on the South-Western edge of McCall, one of Calgary's most central and established industrial areas
- Excellent exposure just off 32nd Ave, with quick access to Deerfoot Trail, Barlow Trail, and McKnight Blvd
- 10 minutes to Calgary International Airport, 12 minutes to downtown
- Zoned I-G which supports a wide range of industrial and service-based uses
- Efficient layout with 3 private offices, 2 washrooms, and a bright warehouse space

PROPERTY DETAILS

ZONING	I-G (Industrial General)
TOTAL AREA	±2,323 SF
LEASE RATE	Market
OP COST	\$7.83 PSF
POWER	125 Amps, 3 phase (TBV)
CEILING HEIGHT	22'
LOADING	1x Dock door (8' x 9'3.5")
OCCUPANCY	Available September 1, 2025

For more info,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



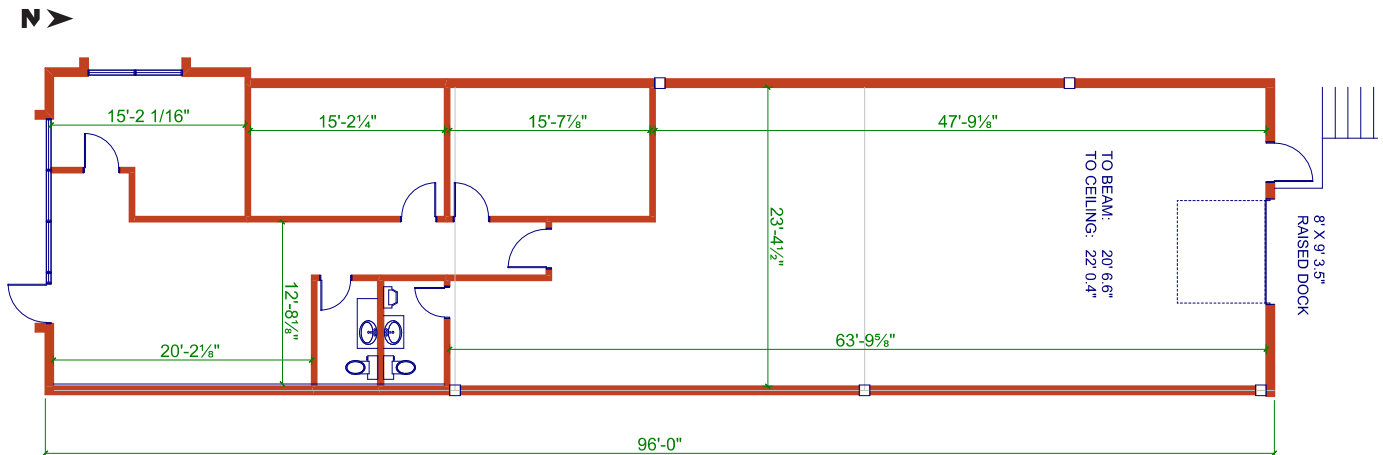
Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



FLOORPLAN



For more info,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



UNIT 9

THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE, HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more info,
please contact:



Kaile Landry

+1 403 669 3050

klandry@naiadvent.com



Jennifer Myles

+1 403 975 2616

jmyles@naiadvent.com



Brody Butchart

+1 403 389 7857

bbutchart@naiadvent.com



Jamie Coulter, SIOR

+1 403 835 1535

jcoulter@naiadvent.com