



PROPERTY OVERVIEW

NAI Advent is pleased to present ±3,488 SF of flexible industrial space for lease at 3504 114 Avenue SE, located within Calgary’s established Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, this well-configured bay offers a functional layout with office/showroom space at the front and warehouse at the rear, making it ideal for a variety of light industrial, service, and distribution users. The property benefits from I-C zoning, allowing for a broad range of potential uses, and features excellent access to Deerfoot Trail, Barlow Trail, and Stoney Trail, ensuring convenient connectivity across the city and surrounding region.

LEASE DETAILS

AVAILABLE AREA	±3,488 SF
OFFICE/SHOWROOM	±1,568 SF (TBV)
WAREHOUSE	±1,920 SF (TBV)
LEASE RATE	Market
OP COST	\$4.10 PSF
PROPERTY TAX	\$4.22 PSF
LEASE TERM	5 Years
ZONING	I-C (Industrial Commercial)
LOADING	1 Drive-in door (12' x 12')
CEILING HEIGHT	18' Clear (in warehouse) (TBV)
POWER	208/120V, 3Phase, 100Amp
PARKING	8 Stalls
OCCUPANCY	January 15, 2026

June 24, 2025

For more information, please contact:



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STRATEGIC LOCATION

Located within the Shepard Industrial community, in the established Douglasdale Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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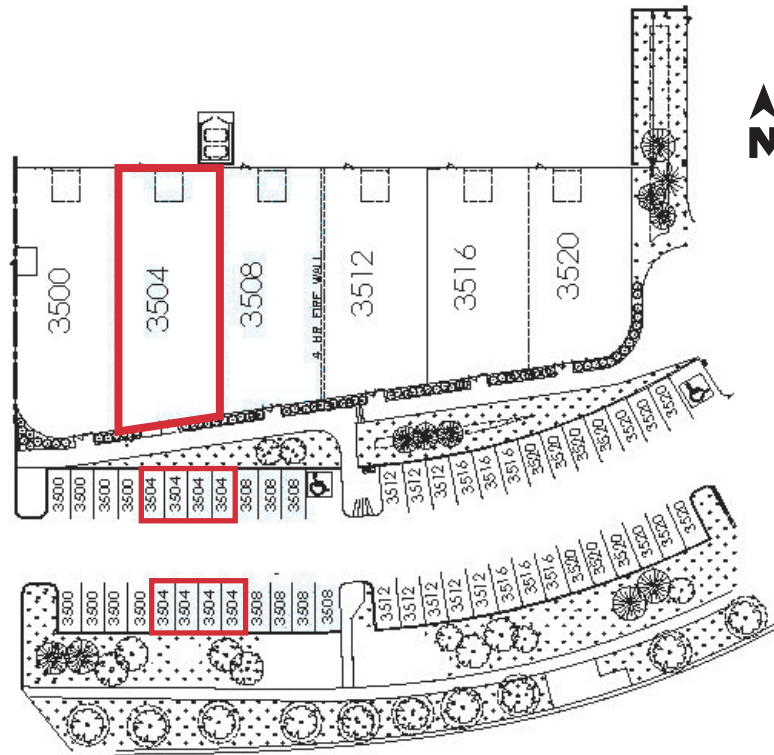


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SITE PLAN



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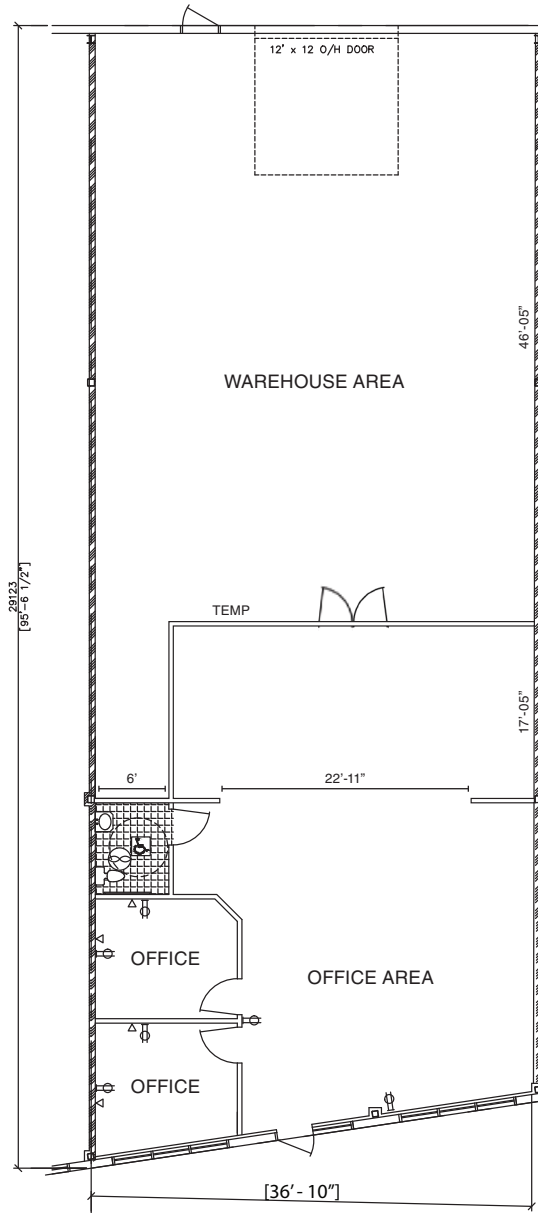


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FLOOR PLAN



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