



Unit 112, 4600 104 Ave SE, Calgary, AB T2C 1R7

PROPERTY OVERVIEW

- » Open-concept industrial bay, ideal for businesses looking for flexibility and functionality.
- » The bay features radiant heat, 23' clear ceilings, 200 AMP power service, and an automated 12'x14' overhead door, allowing easy access for freight or large equipment.
- » Ample parking directly in front, plus additional parking and storage space at the rear.
- » Part of a well-maintained industrial complex in the community of East Shepard Industrial
- » Excellent location offering quick and convenient access to Barlow Trail, 52nd Street, Deerfoot Trail, and Stoney Trail, making it a great choice for light industrial, warehousing, or commercial uses in a prime southeast Calgary location.

LEASE DETAILS

TOTAL SIZE	±4,885 SF
OFFICE	±1,324 SF
2ND FLOOR OFFICE	±1,324 SF
WAREHOUSE	±2,237 SF
LEASE RATE	\$15.00 PSF
OP COST	\$6.22 PSF (2025)
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in Door (12' x 14')
CEILING HEIGHT	23' Clear
POWER	200 Amps
PARKING	Ample
AVAILABILITY	April 2026

December 16, 2025

For more information, please contact:



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



Liliya Chukleva
+1 403 830 5262
lchukleva@naiadvent.com



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



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

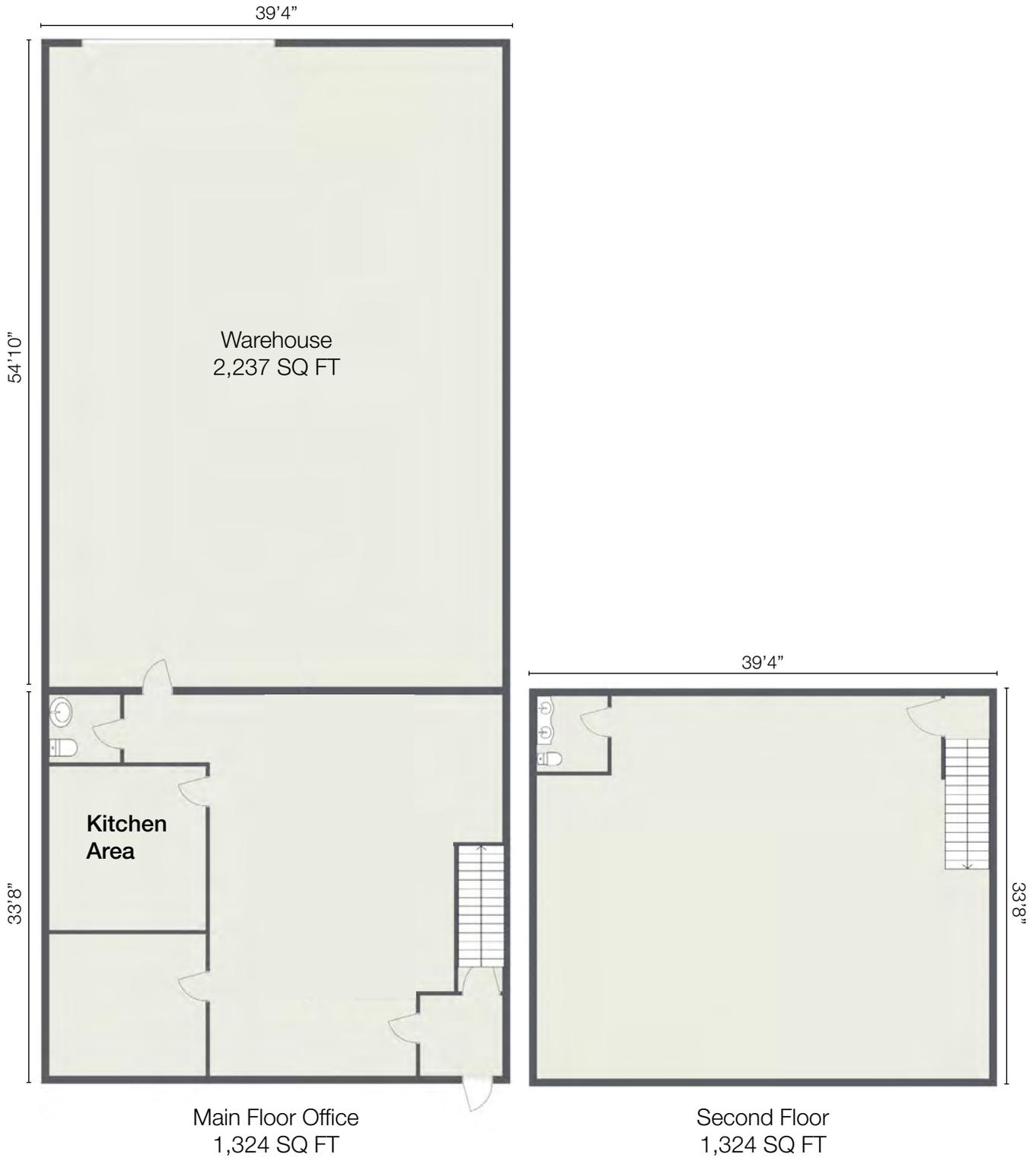


Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com

PROPERTY LOCATION

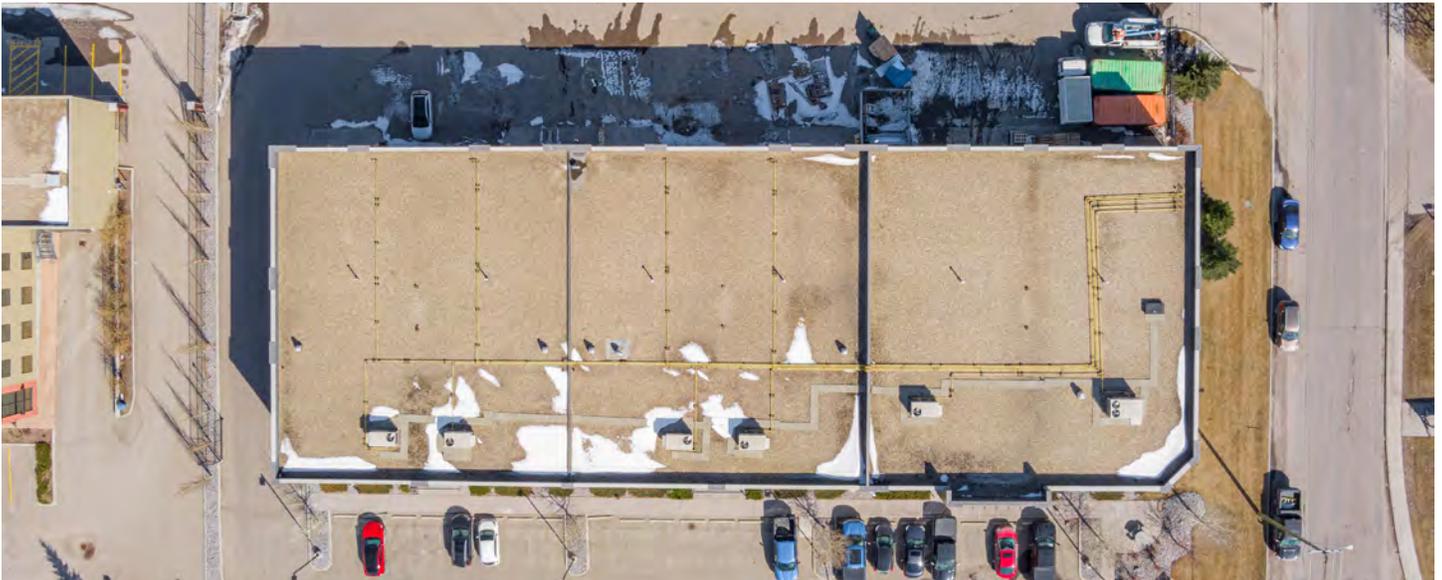


FLOOR PLAN



* All dimensions and areas are approximate and should be used for reference only.

SPACE PHOTOS



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 information,
please contact:



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



Liliya Chukleva
+1 403 830 5262
lchukleva@naiadvent.com



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



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



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