



High Quality Warehouse & Office Space

19 Aero Drive NE | Bay 13 | Calgary, AB

PROPERTY HIGHLIGHTS

- ▶ Functional warehouse and bright 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

WAREHOUSE	37,053 SF ±
OFFICE	3,545 SF±
TOTAL AREA	40,598 SF (TBV)
POWER	375 Amp/600 Volt 450 Amp/240 Volt TBV
LOADING	1 Drive-in Door 4 Dock Doors with levelers
ZONING	S-CRI (Special Purpose – City and Regional Infrastructure)
SUBLEASE RATE	Market
OPERATING COST	\$4.31
SUBLEASE TERM	Until Oct 30, 2028 (Headlease wrap available)

FOR SUBLEASE

40,598+/- SF (TBV)

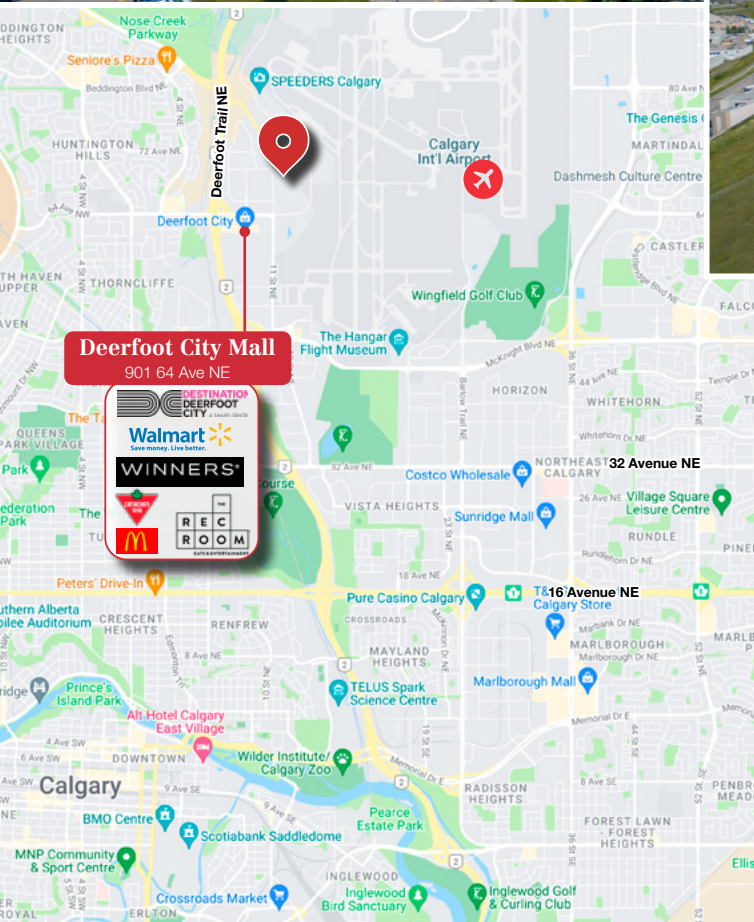
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Deerfoot City Mall
901 64 Ave NE



Calgary International Airport

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 Sobeyes distribution.



FOR SUBLEASE

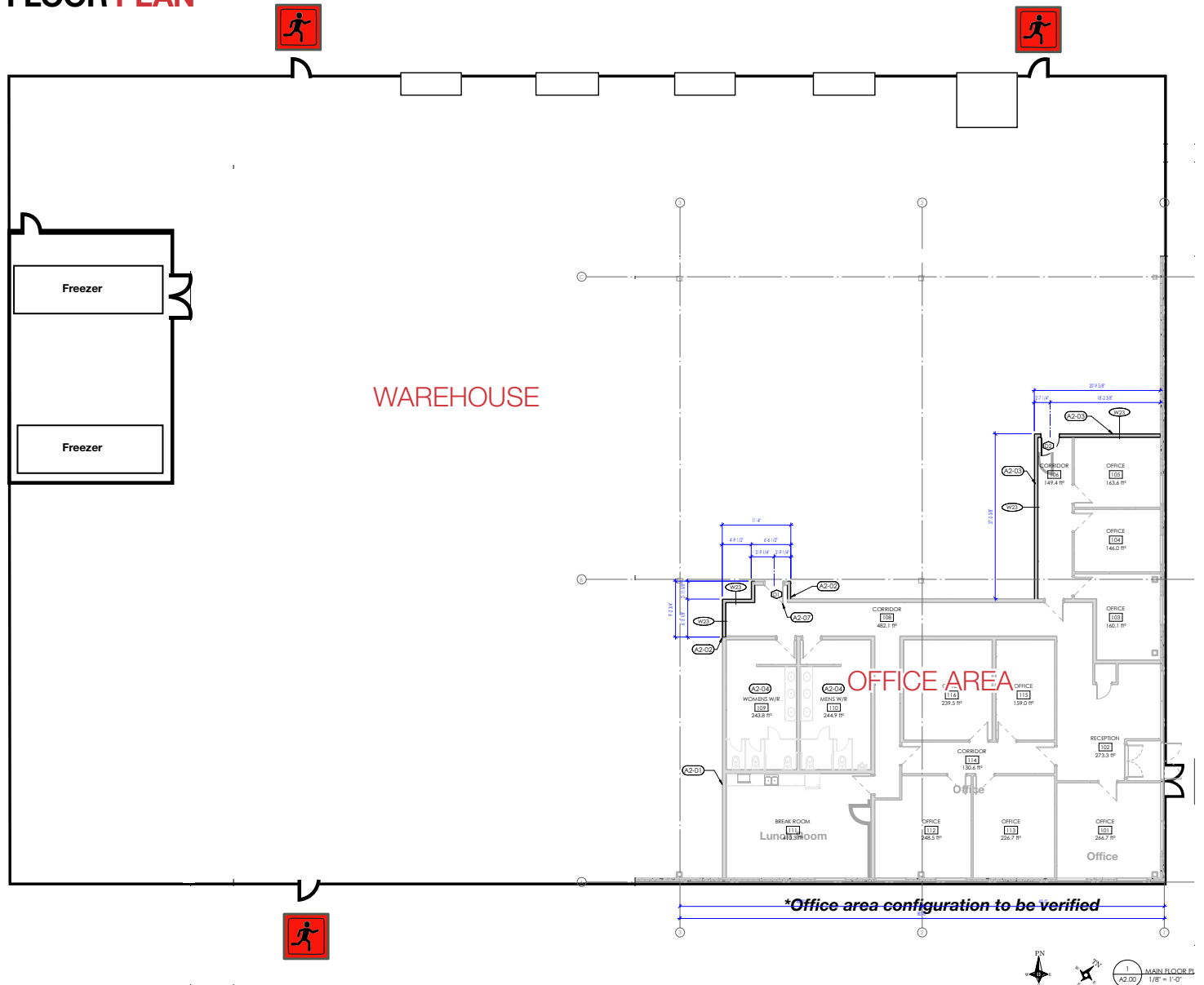
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FLOOR PLAN



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



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