



**Industrial Bay**  
Skyline West District

**PROPERTY OVERVIEW**

- » ±2,327 SF industrial bay in the Skyline West community
- » Combination of office and warehouse space
- » Includes a ±759 SF bonus mezzanine for extra storage space
- » Includes garbage and recycling services
- » Street parking available
- » Clean, functional warehouse with 18' clear height
- » Conveniently located just off of Deerfoot Trail NE and McKnight Blvd NE with quick and easy access to major thoroughfares
- » Close to various amenities, minutes to the Calgary International Airport, 15 minutes to downtown Calgary
- » Suitable for a wide range of industrial and service based users
- » Available for occupancy within 30-60 days

**LEASE DETAILS**

<b>LEGAL ADDRESS</b>	8010082;2;32-34
<b>YEAR BUILT</b>	1981
<b>ZONING</b>	I-G (Industrial General)
<b>TOTAL SIZE</b>	±2,327 SF
<b>OFFICE</b>	±759 SF
<b>WAREHOUSE</b>	±1,568 SF
<b>BONUS MEZZANINE</b>	±759 SF
<b>LEASE RATE</b>	\$15.00 PSF
<b>OP COST</b>	\$5.87 PSF (2026)
<b>LOADING</b>	1 Drive-in door (12'w x 14'h)
<b>CEILING HEIGHT</b>	18' Clear
<b>POWER</b>	TBV
<b>PARKING</b>	Scramble
<b>LEASE TERM</b>	5 Years

For more info, please contact:



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

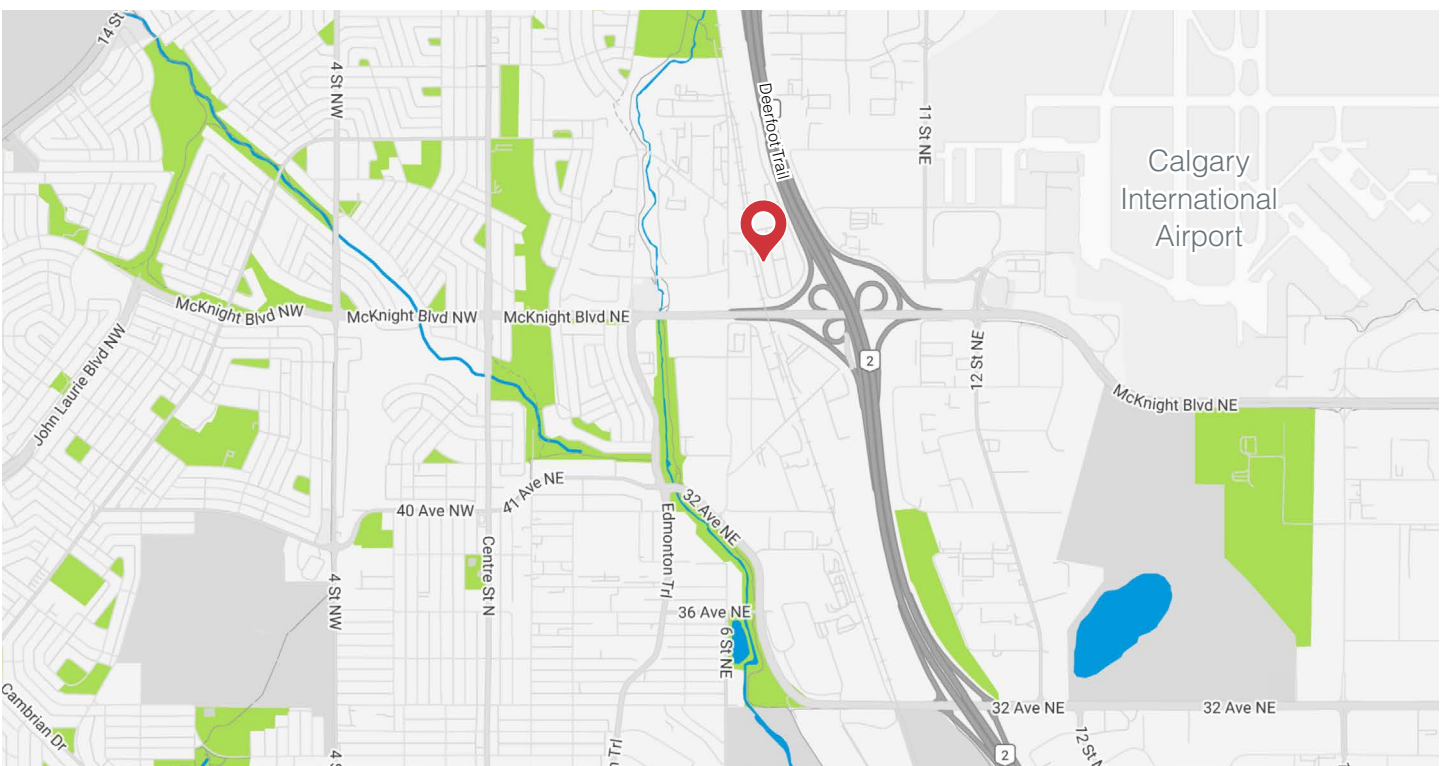


**Aaron Gunn**  
+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**PROPERTY LOCATION**



For more info,  
please contact:



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

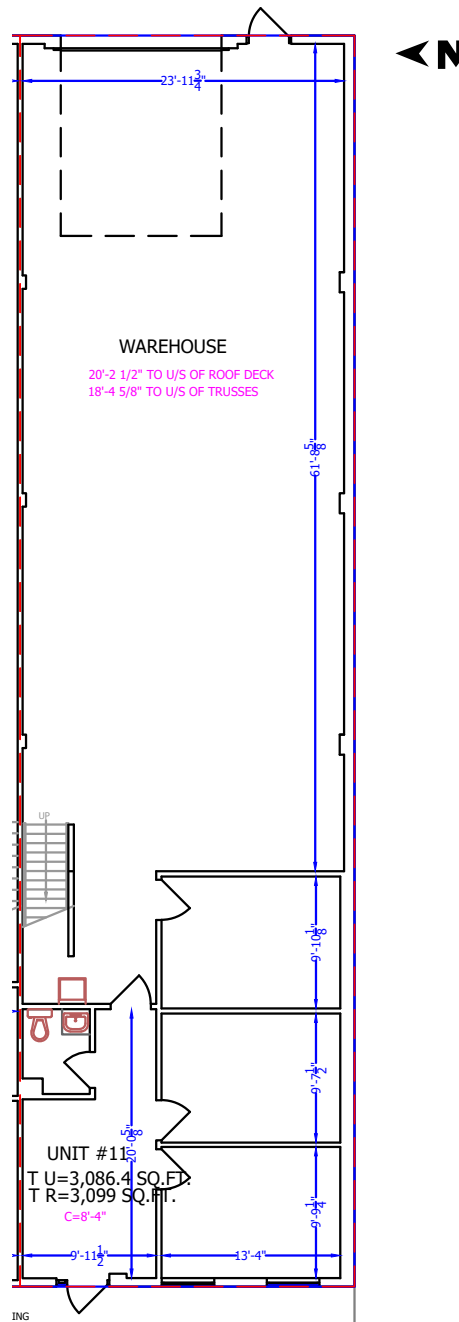


**Aaron Gunn**  
+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**FLOOR PLAN**



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:



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Aaron Gunn**  
+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)