



FOR SUBLEASE

±2,304 SF

INDUSTRIAL BAY

Industrial Flex Bay

For Sublease | 3429 12 Street NE, Calgary, AB T2E 6S6

PROPERTY HIGHLIGHTS

- » Rare small-bay opportunity with dock loading and 53' trailer access
- » Great location with excellent exposure to 32nd Avenue NE and 12th Street NE
- » Conveniently located 10 minutes from the Calgary International Airport (10.8km) and 12 minutes from the downtown core (7.8km)
- » Zoned I-G (Industrial - General) allowing for a wide range of uses
- » Bright open showroom/office space with clean warehouse
- » High quality finishes
- » Ample random parking available on site at the front of the building
- » Landlord to consider new headlease
- » Paint mixing room

For more information,
please contact:



Brody Butchart | Senior Associate
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NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

OPPORTUNITY OVERVIEW

An excellent opportunity to acquire/lease a well-located commercial property in Calgary's established northeast industrial market. Situated along 12 Street NE, the property offers convenient access to major transportation routes, nearby commercial amenities, and Calgary International Airport. The location provides strong connectivity for businesses requiring efficient access to the city's major road networks and surrounding industrial districts.

ABOUT THE PROPERTY

ZONING	I-G (Industrial - General)
AVAILABLE AREA	±2,304 SF
PARKING	Scramble
LOADING	1 Dock Door
CEILING HEIGHT	20' clear
POWER	100 amp, 3 ph (TBV)
SUBLEASE RATE	\$17.00 PSF
OP COSTS	\$7.79 PSF
SUBLEASE TERM	June 30, 2028
AVAILABILITY	Immediately

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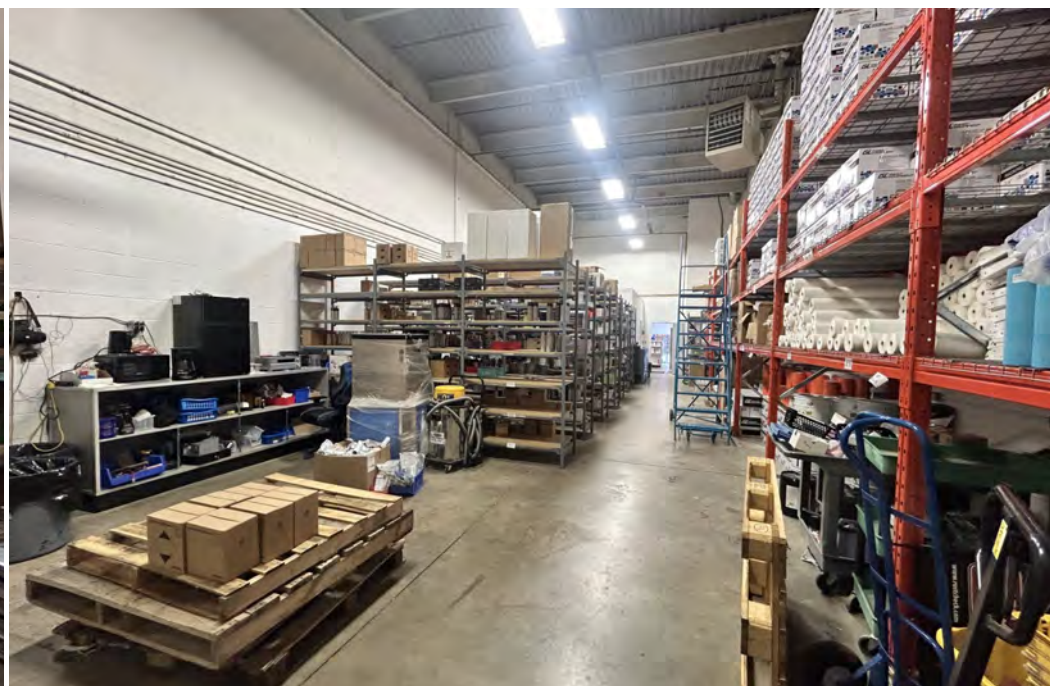
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