



**PROPERTY OVERVIEW**

NAI Advent is pleased to present this lease opportunity, a well-maintained and highly visible bay located in Calgary’s established East Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, this unit features a functional warehouse space with a front office/showroom, rear grade-level loading, and ample on-site parking. Just minutes from Deerfoot Trail, Glenmore Trail, and Stoney Trail, the property offers exceptional regional connectivity for service, distribution, and light industrial users. Strong area demographics, high nearby traffic counts, and a professionally managed setting make this a strategic choice for businesses seeking both efficiency and accessibility.

*The neighbouring Unit 112 is also available and can be combined with Unit 108 to create a contiguous ±2,826 SF space.*

**LEASE DETAILS**

<b>TOTAL SIZE</b>	±1,413 SF
<b>OFFICE/SHOWROOM</b>	±688 SF
<b>WAREHOUSE</b>	±725 SF
<b>LEASE RATE</b>	Market
<b>OP COST</b>	\$4.20 PSF (2026)
<b>PROPERTY TAX</b>	\$4.51 PSF (2026)
<b>LEASE TERM</b>	5 Years
<b>ZONING</b>	I-G (Industrial General)
<b>LOADING</b>	1 Drive-in door (10’ x 12’)
<b>CEILING HEIGHT</b>	13’ Clear (in warehouse)
<b>POWER</b>	208/120V, 3Phase, 100A
<b>PARKING</b>	2 Assigned Stalls
<b>OCCUPANCY</b>	September 15, 2026

March 9, 2026

For more information, please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



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



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

**PROPERTY LOCATION**



For more information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

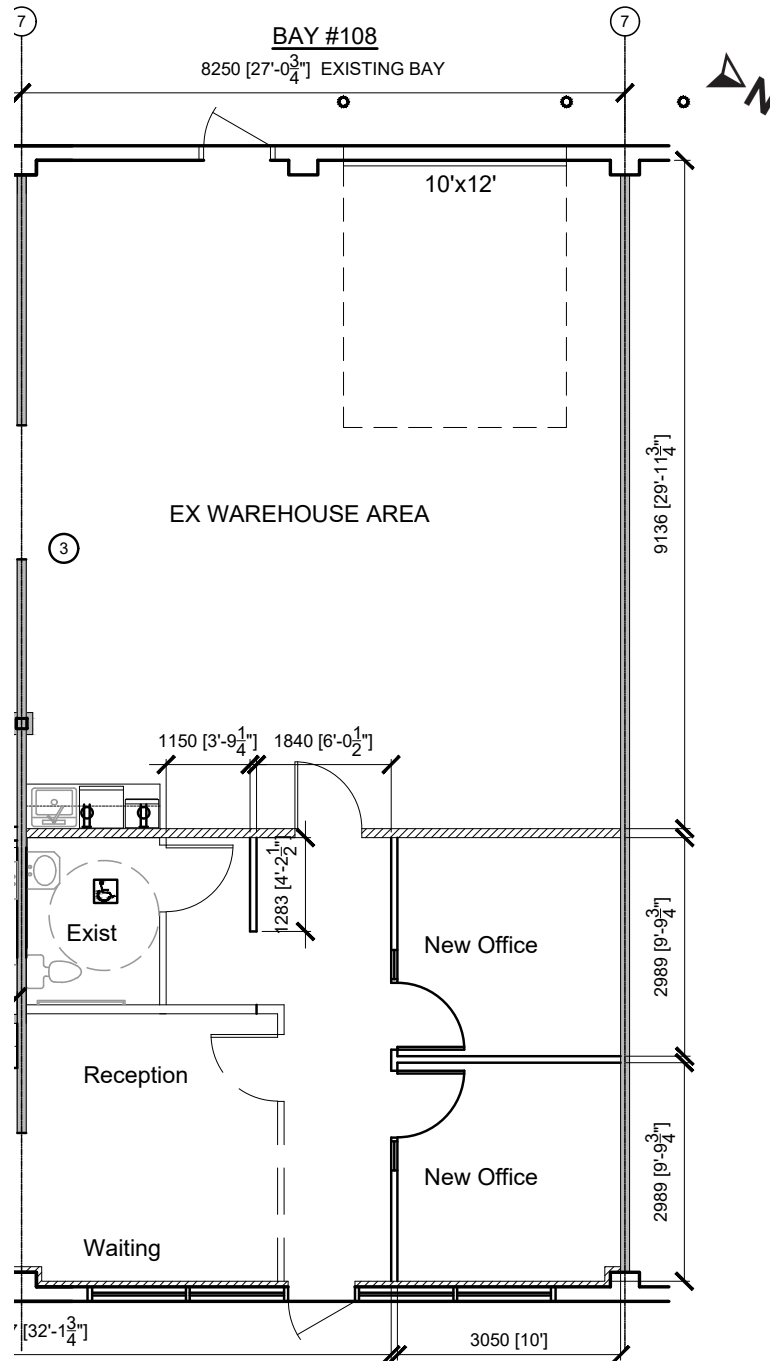


**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



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

**FLOOR PLAN**



For more information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

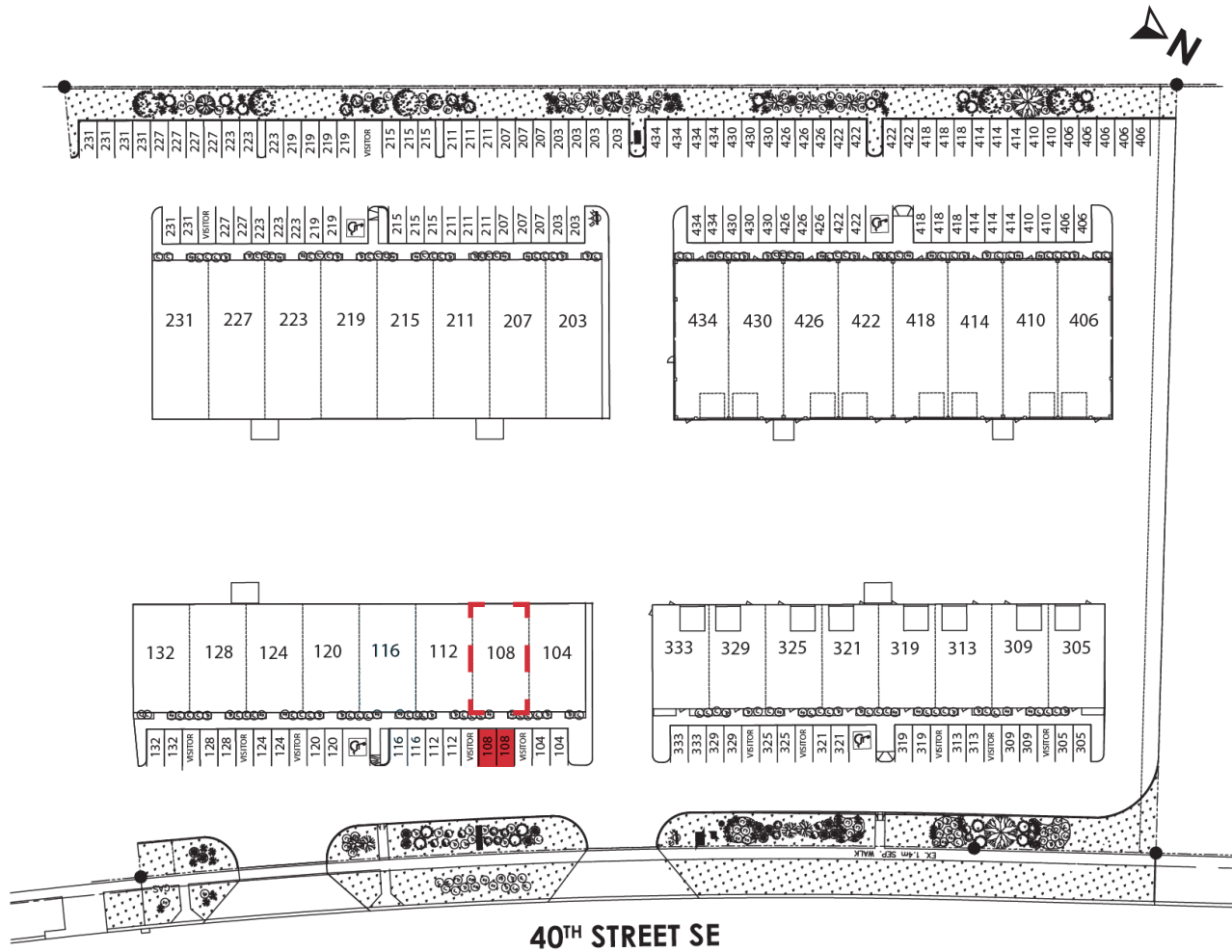


**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



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

**SITE 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 information,  
please contact:



**Kaile Landry**  
+1 403 669 3050  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



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



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