



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Premium Industrial Flex

For Lease | Unit 104, 4600 104 Avenue SE, Calgary, AB T2C 1R7

PROPERTY OVERVIEW

- » 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
MAIN FLOOR OFFICE	±1,324 SF
2ND FLOOR OFFICE	±1,324 SF
WAREHOUSE	±2,237 SF
LEASE RATE	\$15.00 PSF
OP COSTS	\$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 Amp
PARKING	Ample
AVAILABLE	August 1, 2026 (TBV)

April 17, 2026

PROPERTY LOCATION



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



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



Kaile Landy
+1 403 984 9806
klandry@naiadvent.com

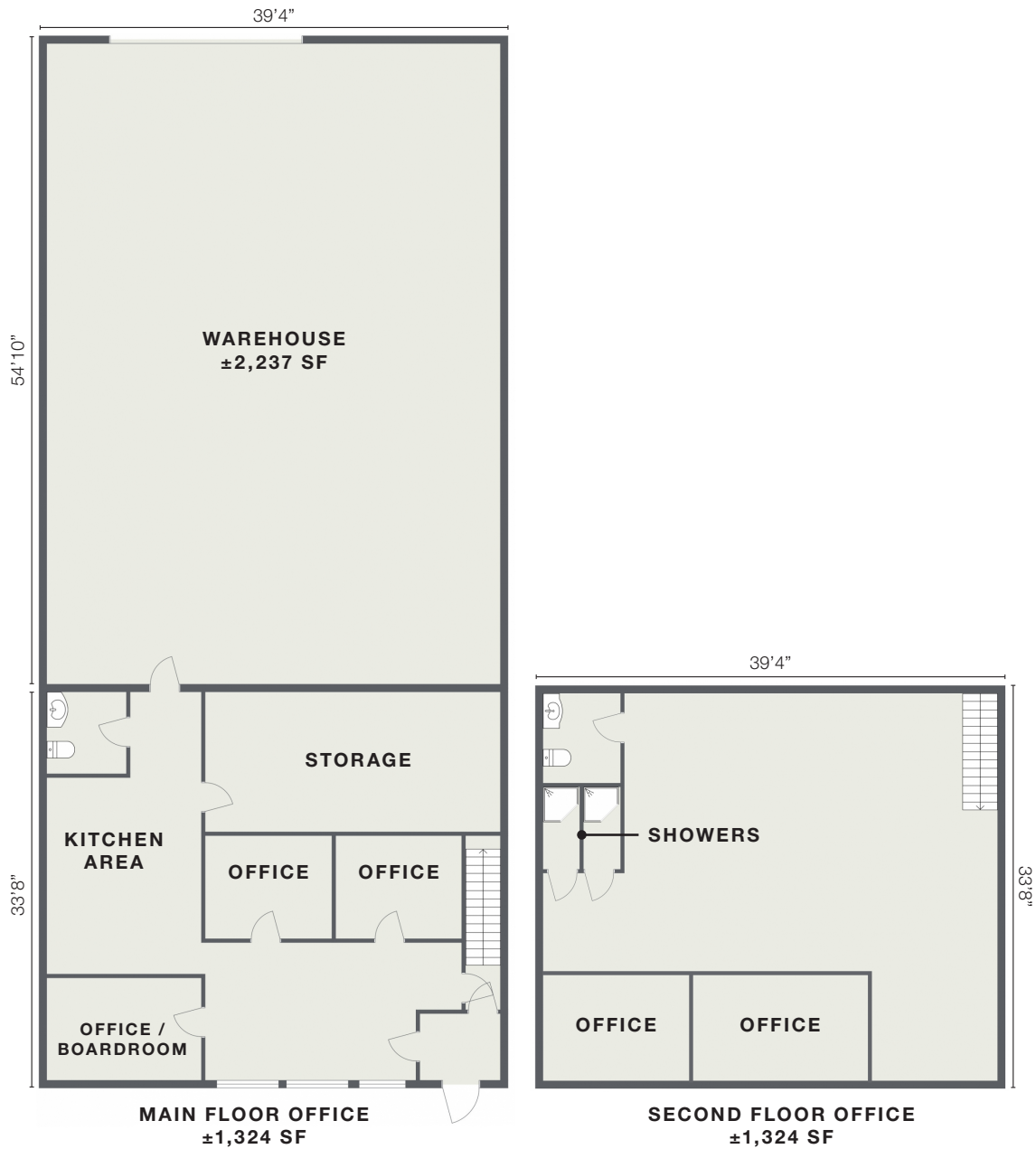


Liliya Chukleva
+1 403 830 5262
lchukleva@naiadvent.com



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

PROPERTY FLOOR PLAN



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



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



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



Kaile Landy
+1 403 984 9806
klandry@naiadvent.com



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



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

PROPERTY PHOTOS



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



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



Kaile Landy
+1 403 984 9806
klandry@naiadvent.com



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



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



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 NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does 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.



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



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



Kaile Landy
+1 403 984 9806
klandry@naiadvent.com



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



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