



# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## Industrial Flex Space

For Lease | Units 21 and 22, 2015 32 Ave NE, Calgary, AB T2E 6Z3

### ABOUT THE PROPERTY

UNIT SIZE	±5,612 SF total
ZONING	I-C (Industrial Commercial)
WAREHOUSE	±4,240 SF
OFFICE/SHOWROOM	±1,372 SF
PARKING	Scramble
LOADING	2 Dock doors
POWER	200 amp (TBV)
OP COSTS	\$5.58 + 6% management fee
LEASE RATE	Market
LEASE TERM	Negotiable
AVAILABLE	Immediately

**PLEASE NOTE:** UNITS 23-24 ARE ALSO FOR LEASE, AND CAN BE COMBINED WITH UNITS 21-22 FOR A TOTAL OF ±11,224 SF.

For more information,  
please contact:



**Brian West**

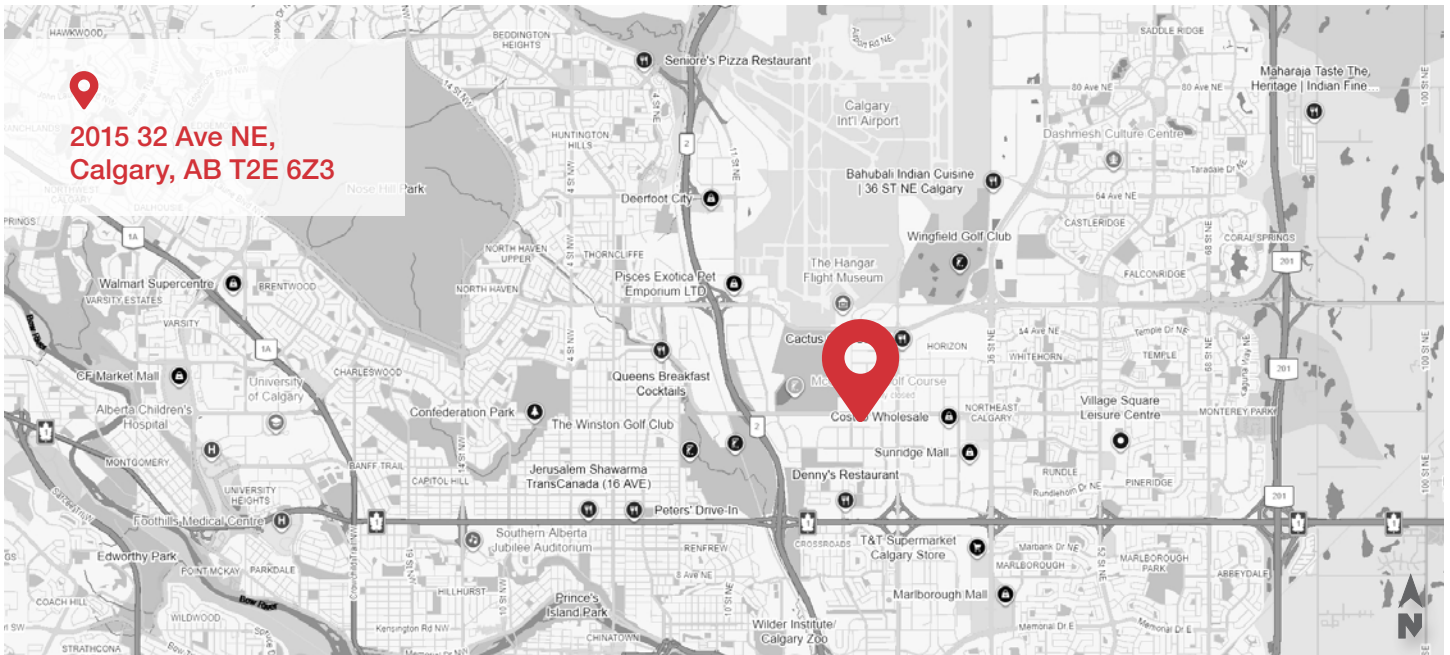
+1 403 630 7881  
[bwest@naiadvent.com](mailto:bwest@naiadvent.com)



**Connor West**

+1 587 429 8577  
[cwest@naiadvent.com](mailto:cwest@naiadvent.com)

## PROPERTY LOCATION



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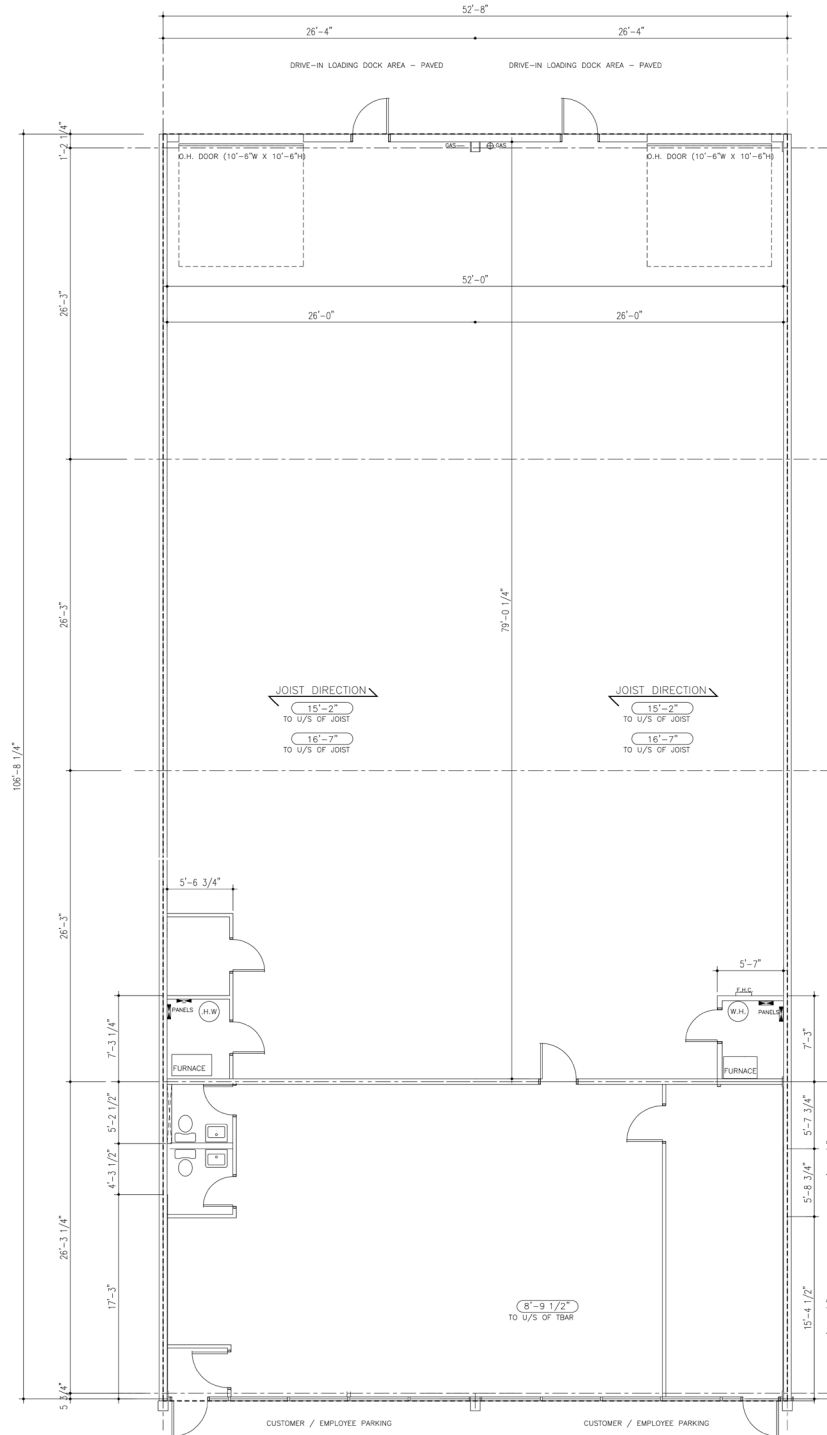
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**PROPERTY FLOOR PLAN**



THE ABOVE FLOOR PLAN DRAWINGS ARE APPROXIMATE AND ARE INTENDED FOR INFORMATION PURPOSES ONLY, THEY SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION.

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