FOR LEASE - WAREHOUSE

SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV

3631 8 Street SE
Calgary, AB

- Functional space great for warehousing, storage and staging.
- Inside **heated** loading area.
- Drive in 10'(H) x 8''(W).
- Ample parking plus a bus route on 34 Avenue SE.
- Great central location, facing 8th Street SE, with quick access to Blackfoot Trail, bus routes and the Downtown Core.
- Located in a professionally managed building.
- **$6.07 Op.Costs inclusive of utilities.**

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

3633 8 Street SE
Calgary AB, T2G 3A5
naiadvent.com

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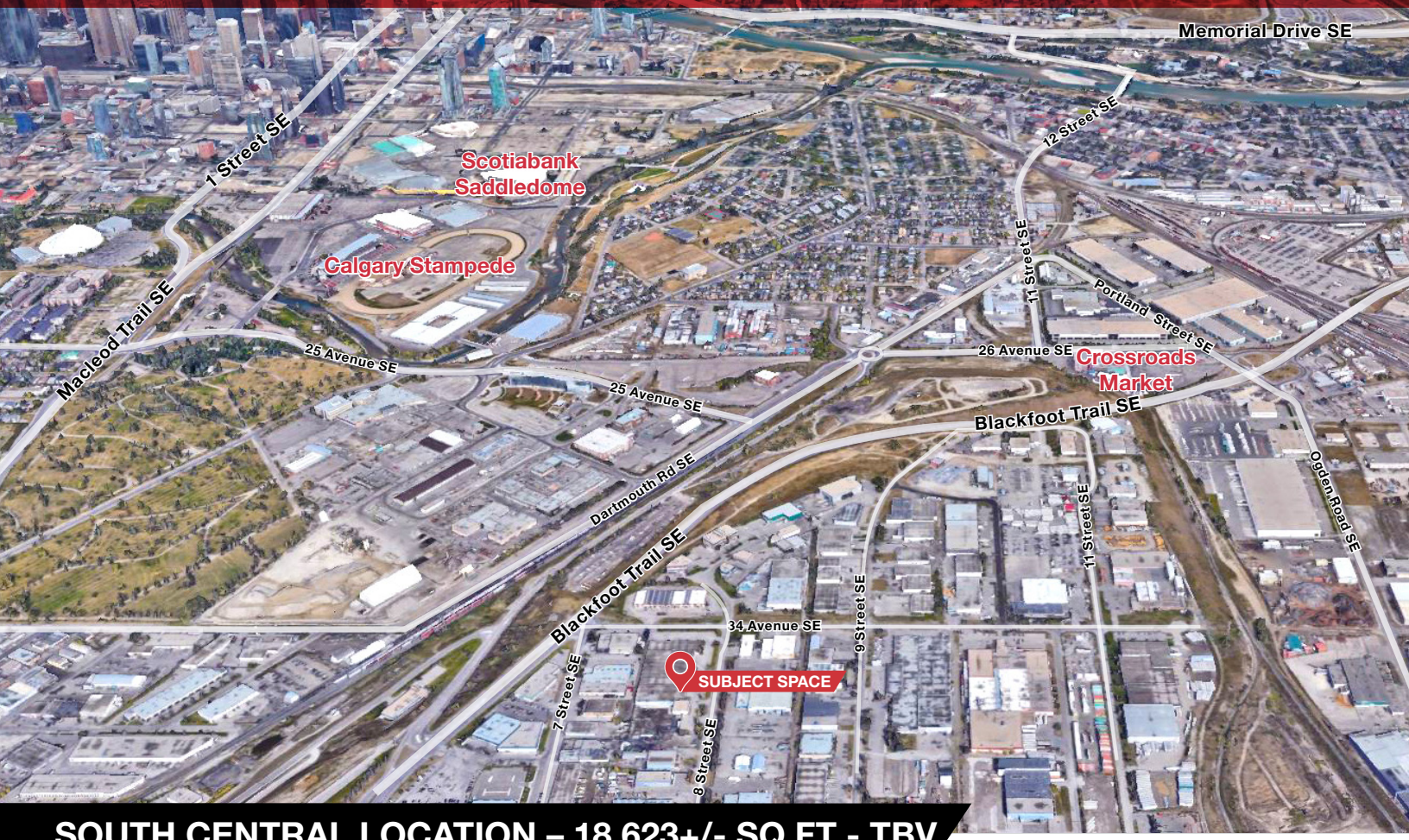
FOR LEASE - WAREHOUSE



SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV

3631 8 Street SE
Calgary, AB

District:	Highfield
Zoning:	Industrial General (I-G)
Available Space:	18,623 sq. ft. (±) TBV
Parking	Scramble (ample)
Lease Rate	$7.50/sq. ft.
Operating Cost:	$6.07/sq. ft. (2023)
Term:	Flexible
Availablity:	March 1, 2025

***Space outline on all pages is approximate.**

NAI Advent
Commercial Real Estate Services, Worldwide.

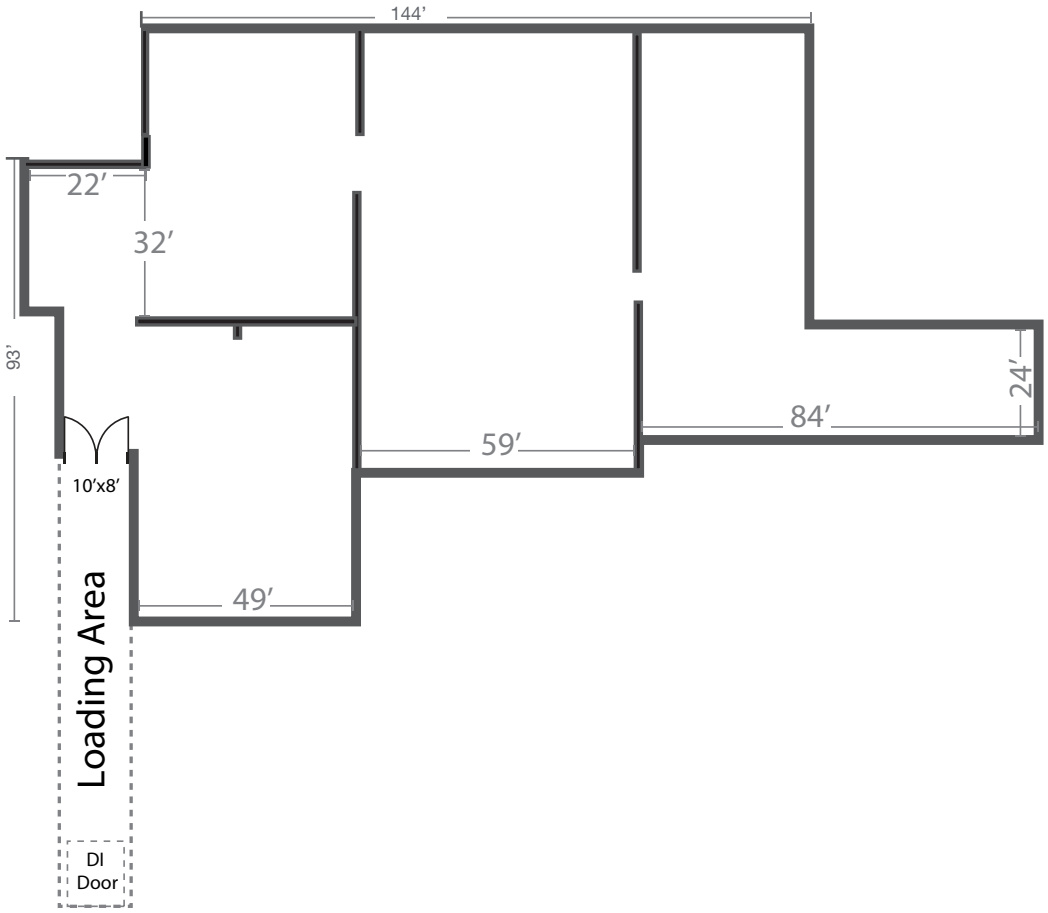
3633 8 Street SE
Calgary AB, T2G 3A5
naiadvent.com

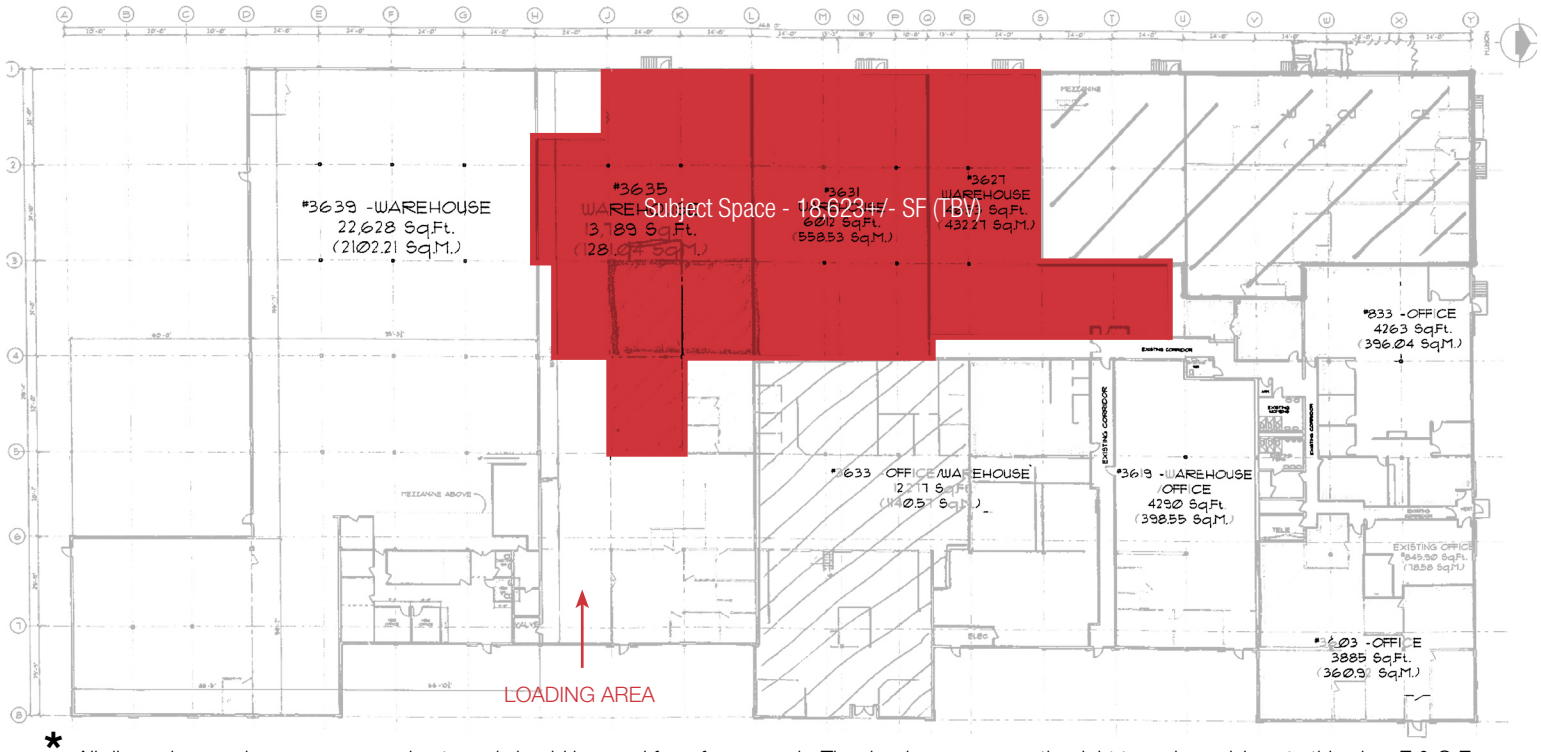
Brian West
bwest@naiadvent.com
(403) 630-7881

Connor West
cwest@naiadvent.com
(403) 984-9803

FLOOR PLAN *

SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV





* All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

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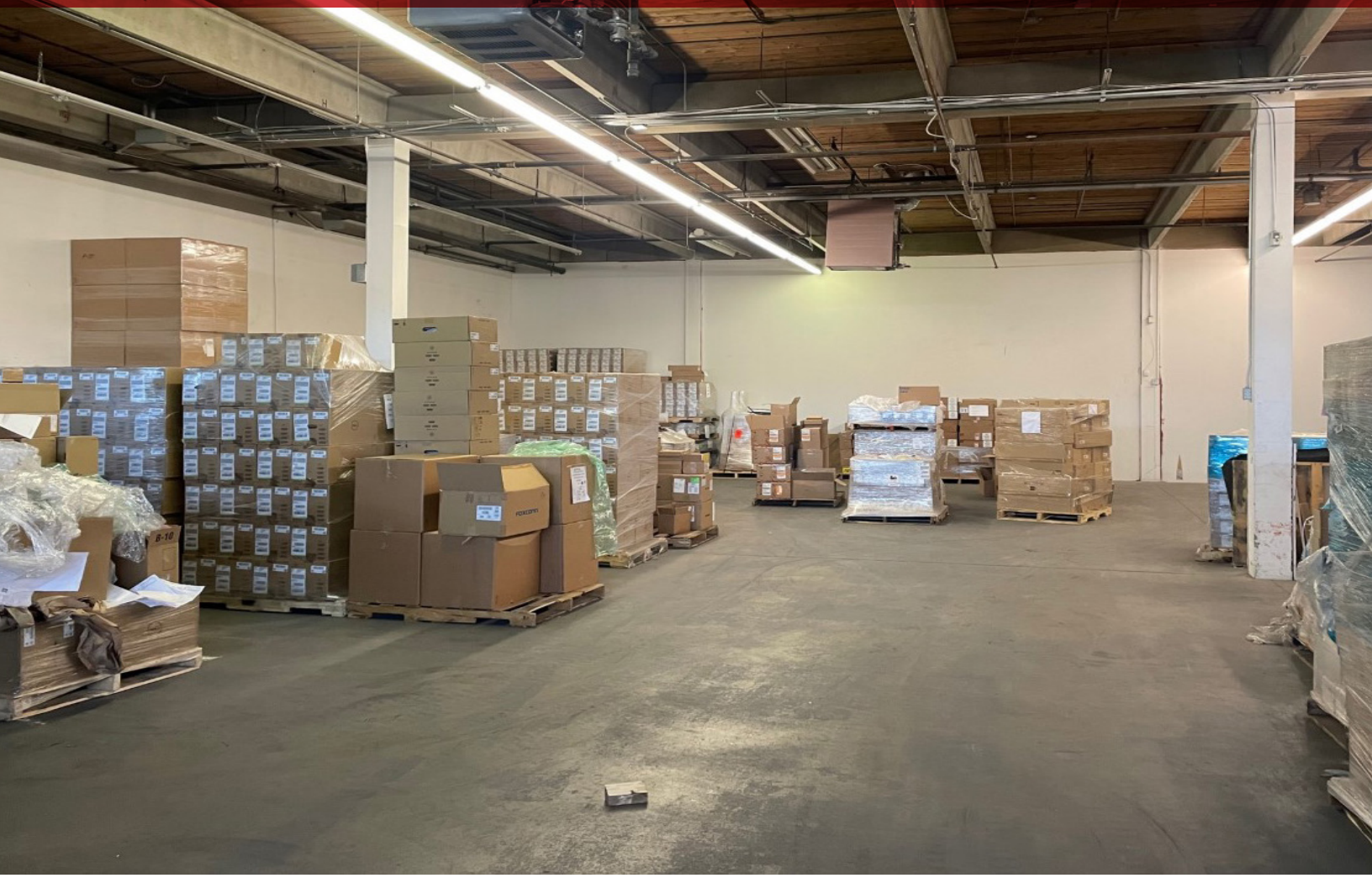

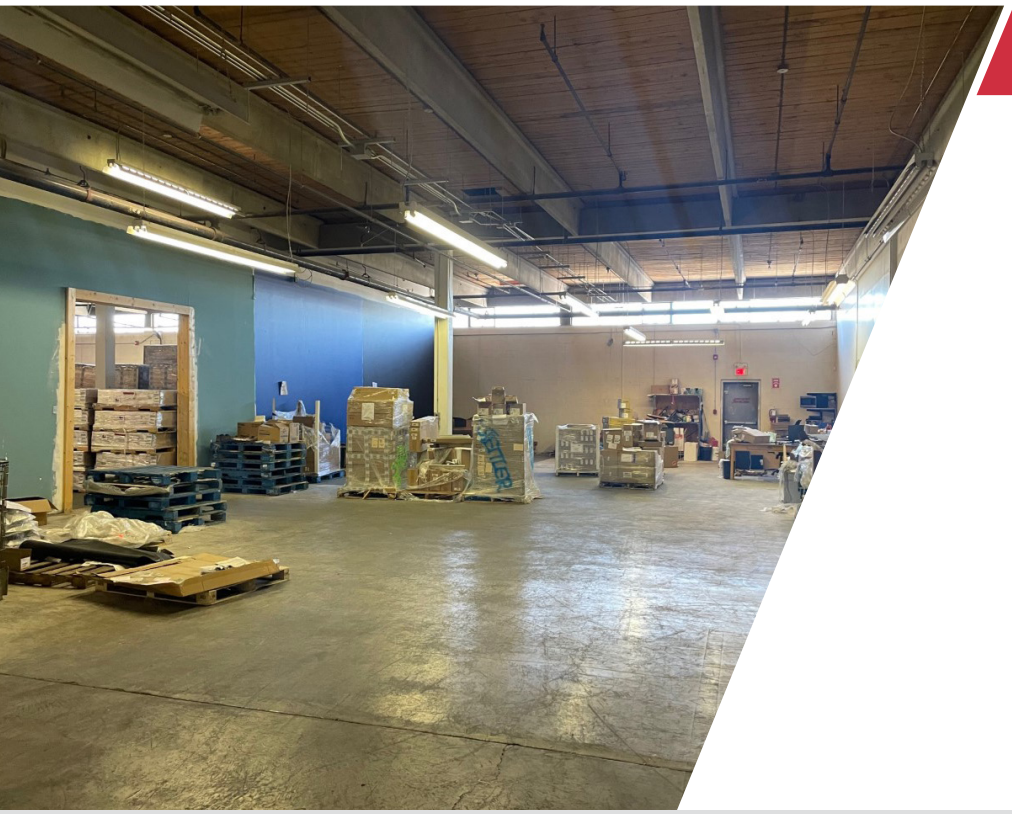

CONTACT US

Brian West, Senior Associate
bwest@naiadvent.com
(403) 630-7881

Connor West, Associate
cwest@naiadvent.com
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