

# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## Industrial Flex Bay

For Lease | Units 23 and 24, 2015 32 Ave NE, Calgary, AB T2E 6Z3

### ABOUT THE PROPERTY

UNIT SIZE	±5,612 SF total
ZONING	I-C (Industrial Commercial)
WAREHOUSE	±1,560 SF
OFFICE/SHOWROOM	±4,052 SF
PARKING	Scramble
LOADING	1 dock door, 1 drive-in door
POWER	200 amp (TBV)
OP COSTS	\$5.58 + 6% management fee
LEASE RATE	Market
LEASE TERM	Negotiable
AVAILABLE	May 1, 2026

For more information, please contact:



**Brian West**

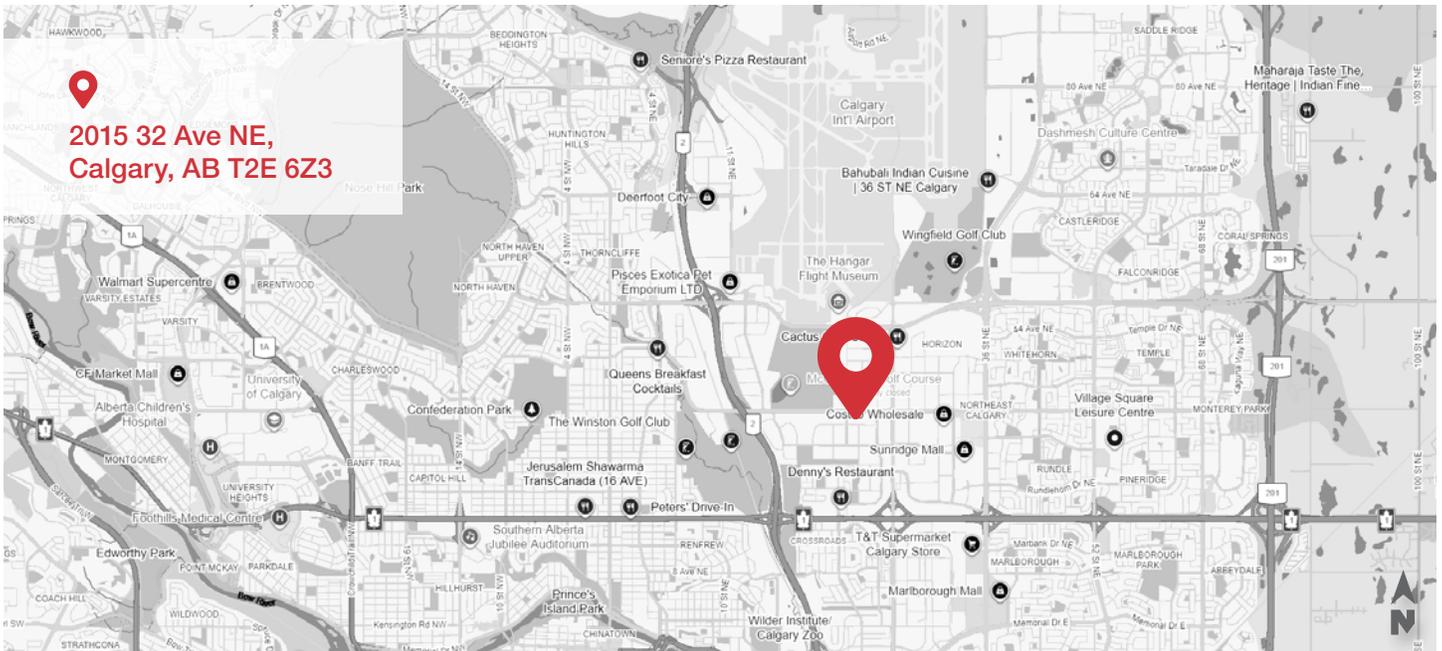
+1 403 630 7881  
[bwest@naiadvent.com](mailto:bwest@naiadvent.com)



**Connor West**

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

## PROPERTY LOCATION



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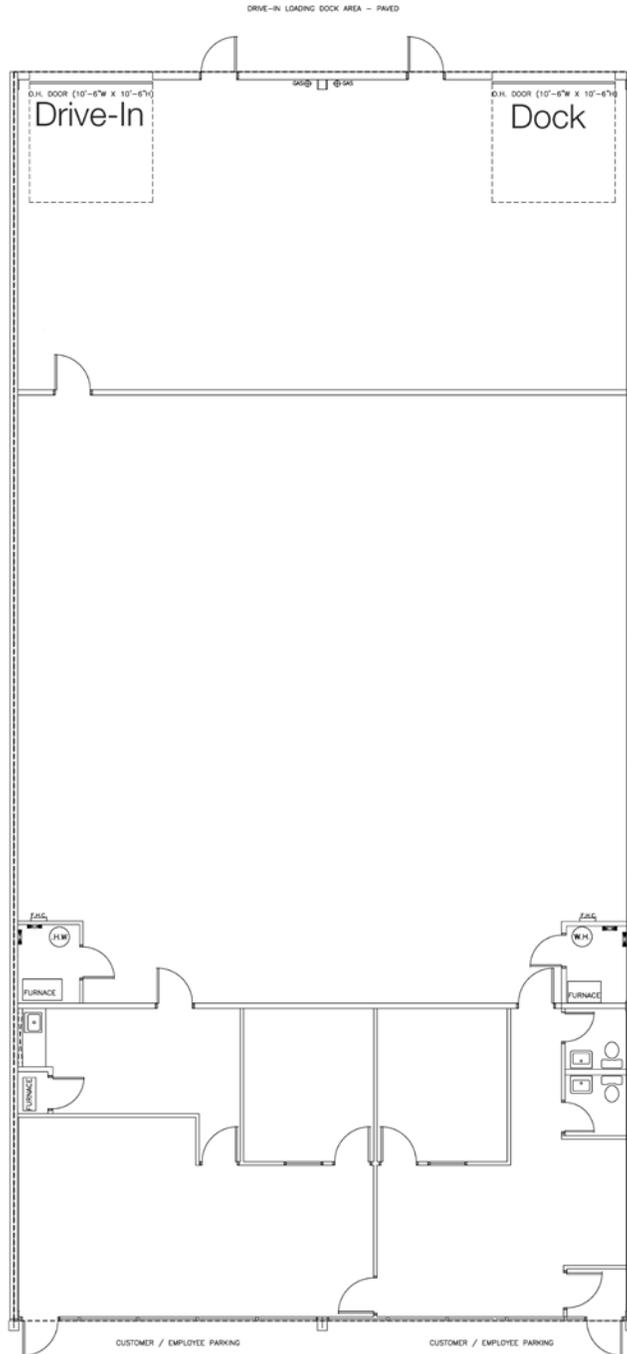


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**PROPERTY FLOOR PLAN**



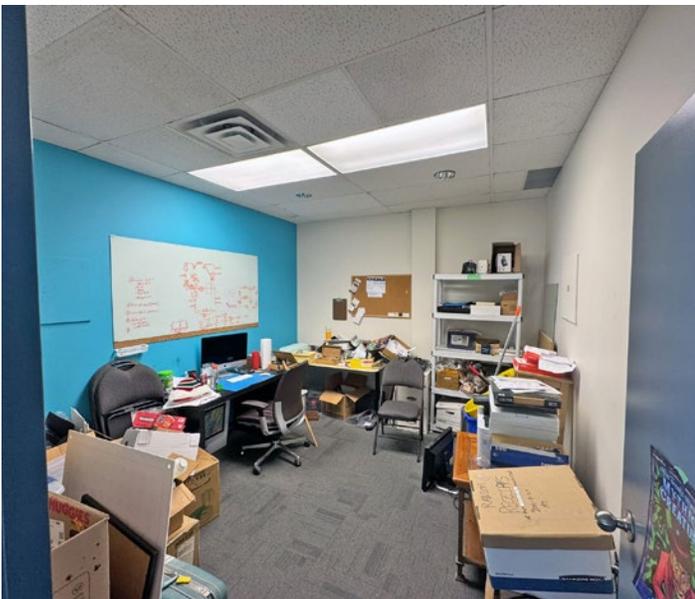
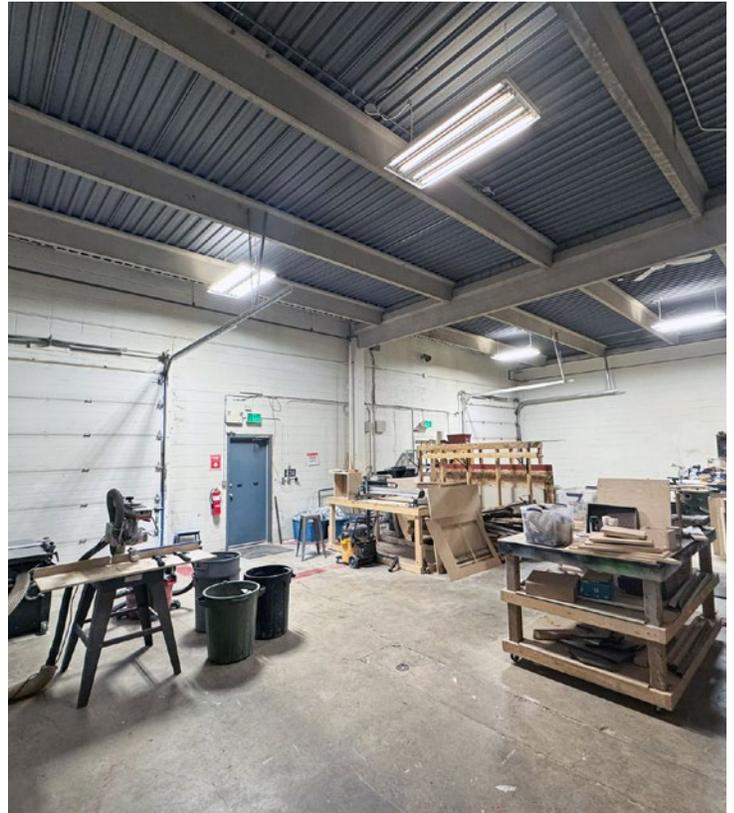
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