

FOR LEASE

2,840 ± SF Bay Foothills Industrial Park



PROPERTY HIGHLIGHTS

- Located in close proximity to major thoroughfares such as Glenmore Trail, Barlow Trail and 52nd Street.
- Unit includes 693 + SF mezzanine (not included in total SF).



AARON GUNN

Senior Associate (403) 200-4026 agunn@naiadvent.com

TYLER GULUCHE

Associate (403) 404-8735 tguluche@naiadvent.com

PROPERTY DETAILS

Bay 5 - 2,840 ± SF **Total Size**

Bay 7 - 3,000 ± SF Leased

Office $648 \pm SF$ (per bay)

Warehouse 2,098 + SF (per bay)

Submarket Foothills

Zoning I-G (Industrial General)

1 drive-in door (14' x 16') (per bay) Loading

Power 100 amp (TBV)

Ceiling Height 18.5' clear (TBV)

Asking Rate Market

Op Costs \$5.60 / SF

Bay 5 - Nov 1, 2024 Availability

Bay 7 - Immediate





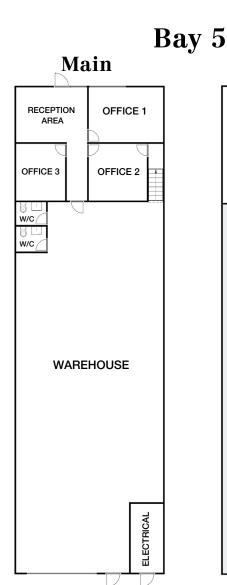
3633 8 Street SE Calgary, AB T2G 3A5 naiadvent.com

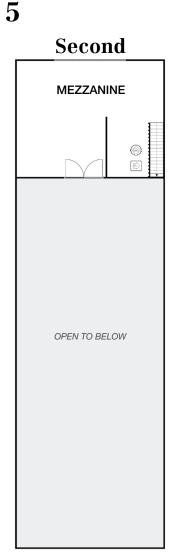
THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY 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.

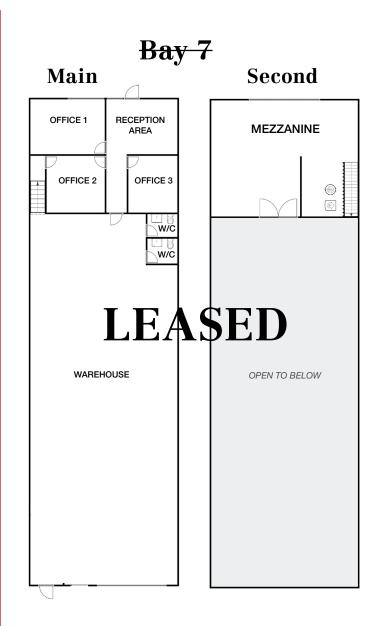
FOR LEASE 2,840 ± SF Bay Foothills Industrial Park



FLOOR PLANS









FOR LEASE

 $2,840 \pm SF$ Bay Foothills Industrial Park









3633 8 Street SE Calgary, AB T2G 3A5 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.

FOR LEASE

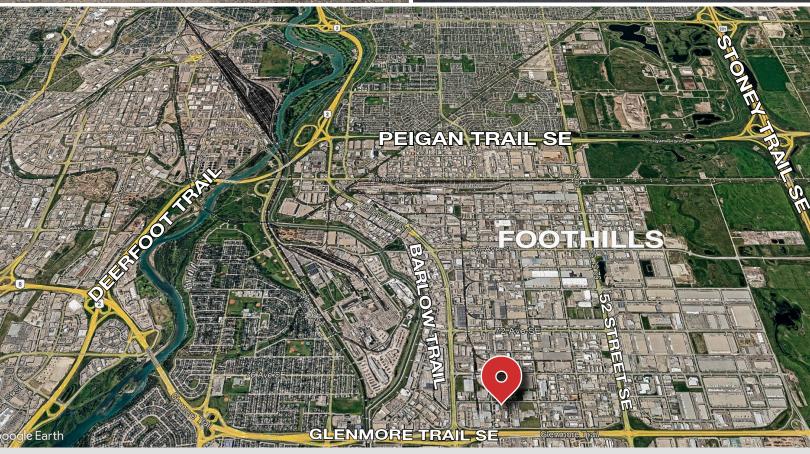
2,840 <u>+</u> SF Bay

Foothills Industrial Park











AARON GUNN

Senior Associate (403) 200-4026 agunn@naiadvent.com

TYLER GULUCHE

Associate (403) 404-8735 tguluche@naiadvent.com

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