



3504 114 Ave SE, Calgary, AB T2Z 3X1

PROPERTY OVERVIEW

NAI Advent is pleased to present ±3,488 SF of flexible industrial space for lease at 3504 114 Avenue SE, located within Calgary's established Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, this well-configured bay offers a functional layout with office/showroom space at the front and warehouse at the rear, making it ideal for a variety of light industrial, service, and distribution users. The property benefits from I-C zoning, allowing for a broad range of potential uses, and features excellent access to Deerfoot Trail, Barlow Trail, and Stoney Trail, ensuring convenient connectivity across the city and surrounding region.

LEASE DETAILS

AVAILABLE AREA	±3,488 SF
OFFICE/SHOWROOM	±1,568 SF (TBV)
WAREHOUSE	±1,920 SF (TBV)
LEASE RATE	Market
OP COST	\$4.10 PSF
PROPERTY TAX	\$4.22 PSF
LEASE TERM	5 Years
ZONING	I-C (Industrial Commercial)
LOADING	1 Drive-in door (12' x 12')
CEILING HEIGHT	18' Clear (in warehouse) (TBV)
POWER	208/120V, 3Phase, 100Amp
PARKING	8 Stalls
OCCUPANCY	January 15, 2026

June 24, 2025

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



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



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



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



STRATEGIC LOCATION

Located within the Shepard Industrial community, in the established Douglasdale Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



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

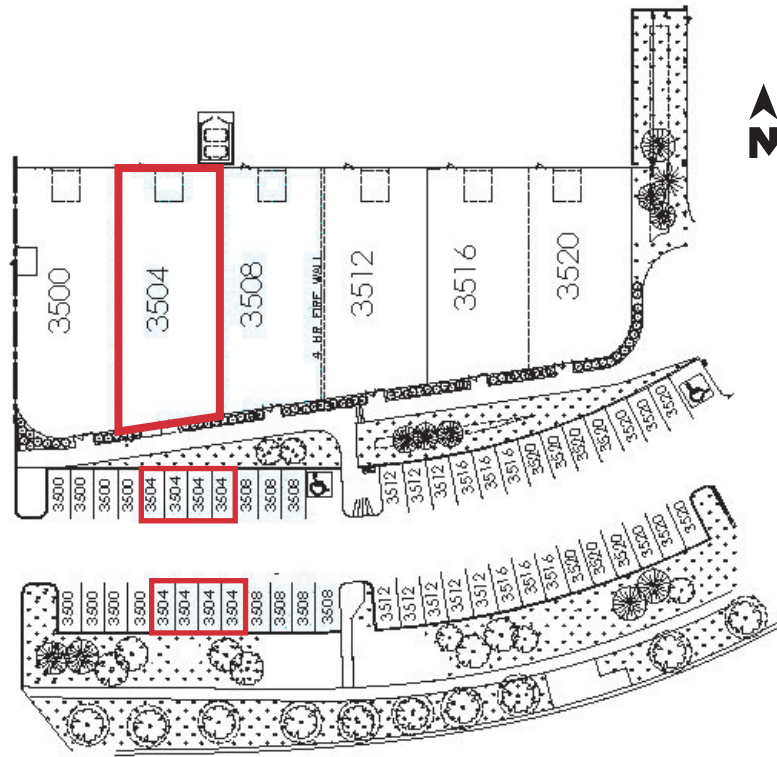


Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



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

SITE PLAN



For more information,
please contact:



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



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

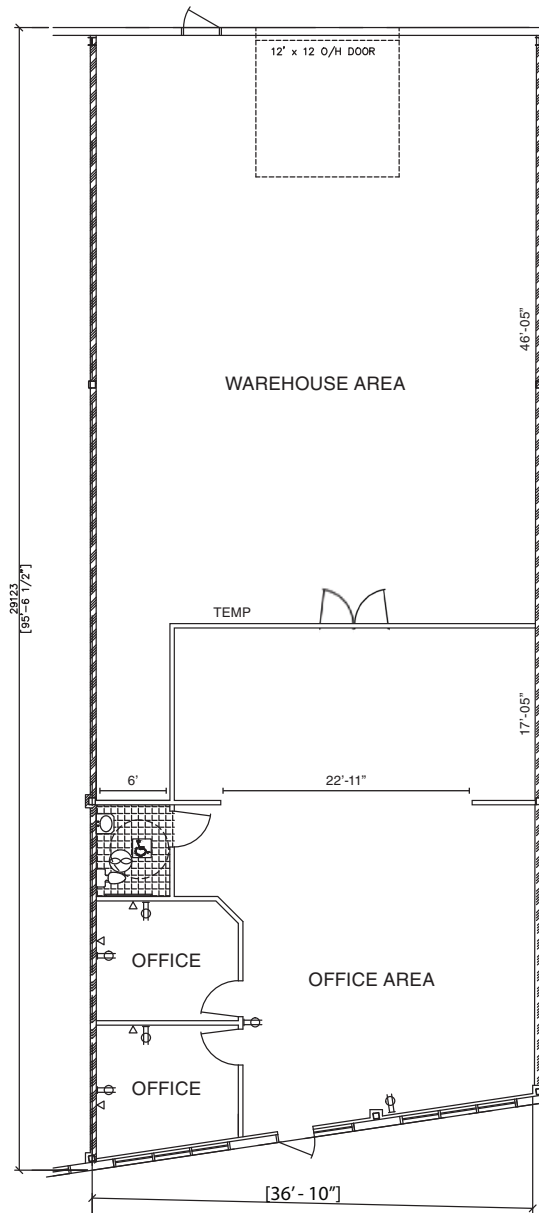


Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



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

FLOOR PLAN



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 ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE, HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS 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. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more information,
please contact:



Kaile Landry

+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles

+1 403 975 2616
jmyles@naiadvent.com



Brody Butchart

+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR

+1 403 835 1535
jcoulter@naiadvent.com

