



Unit 333 - 4615 112 Ave SE, Calgary, AB T2C 2Z6

PROPERTY OVERVIEW

NAI Advent is pleased to present an excellent industrial flex opportunity in Calgary's desirable East Shepard Industrial area. Unit 333 offers ±3,254 SF of well-appointed office space across two levels, ideally suited for businesses requiring a professional office presence with functional warehouse capabilities. The unit features a bright main-floor reception, multiple private offices on both floors, a spacious boardroom, and a rear warehouse portion with grade-level loading. Located just minutes from major transportation routes such as Stoney Trail and Barlow Trail, and surrounded by established industrial businesses, this is an ideal space for tenants seeking flexible and accessible premises in Southeast Calgary.

LEASE DETAILS

AVAILABLE AREA	±3,254 SF
OFFICE	±2,170 SF (estimated)
WAREHOUSE	±1,084 SF (estimated)
LEASE RATE	Market
OP COST	\$4.10 PSF
PROPERTY TAX	\$4.80 PSF
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in door (12' x 14')
CEILING HEIGHT	14' Clear (in warehouse)
POWER	208/120V, 3Phase, 100Amp
PARKING	7 Stalls
OCCUPANCY	February 1, 2026

June 24, 2025

For more information,
please contact:



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STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake 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.

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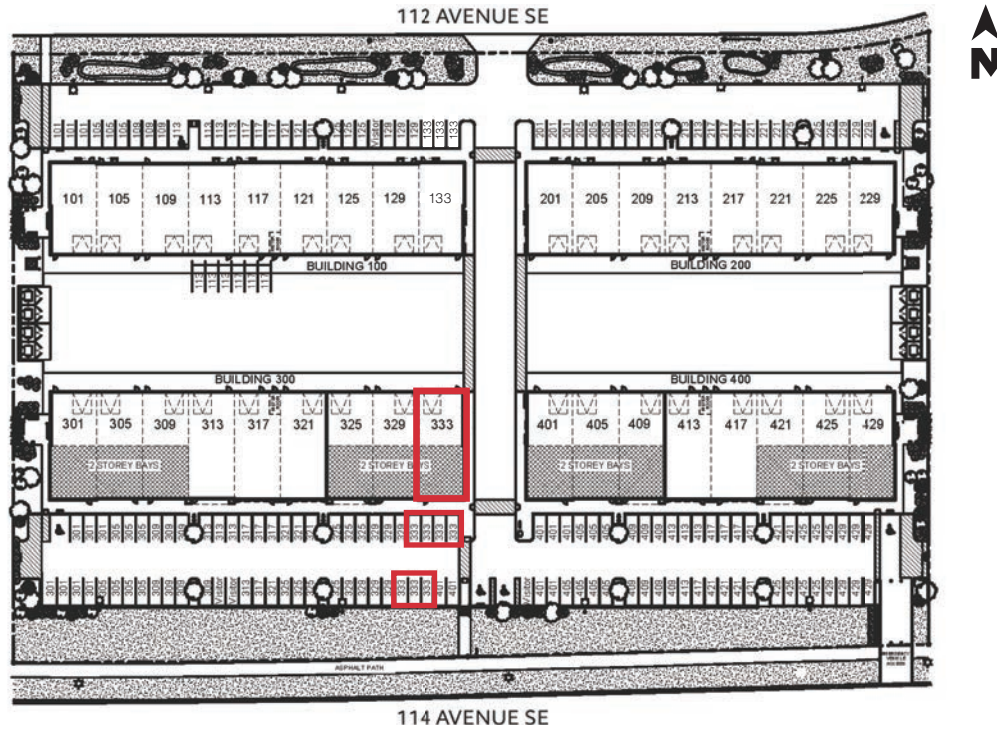


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SITE PLAN



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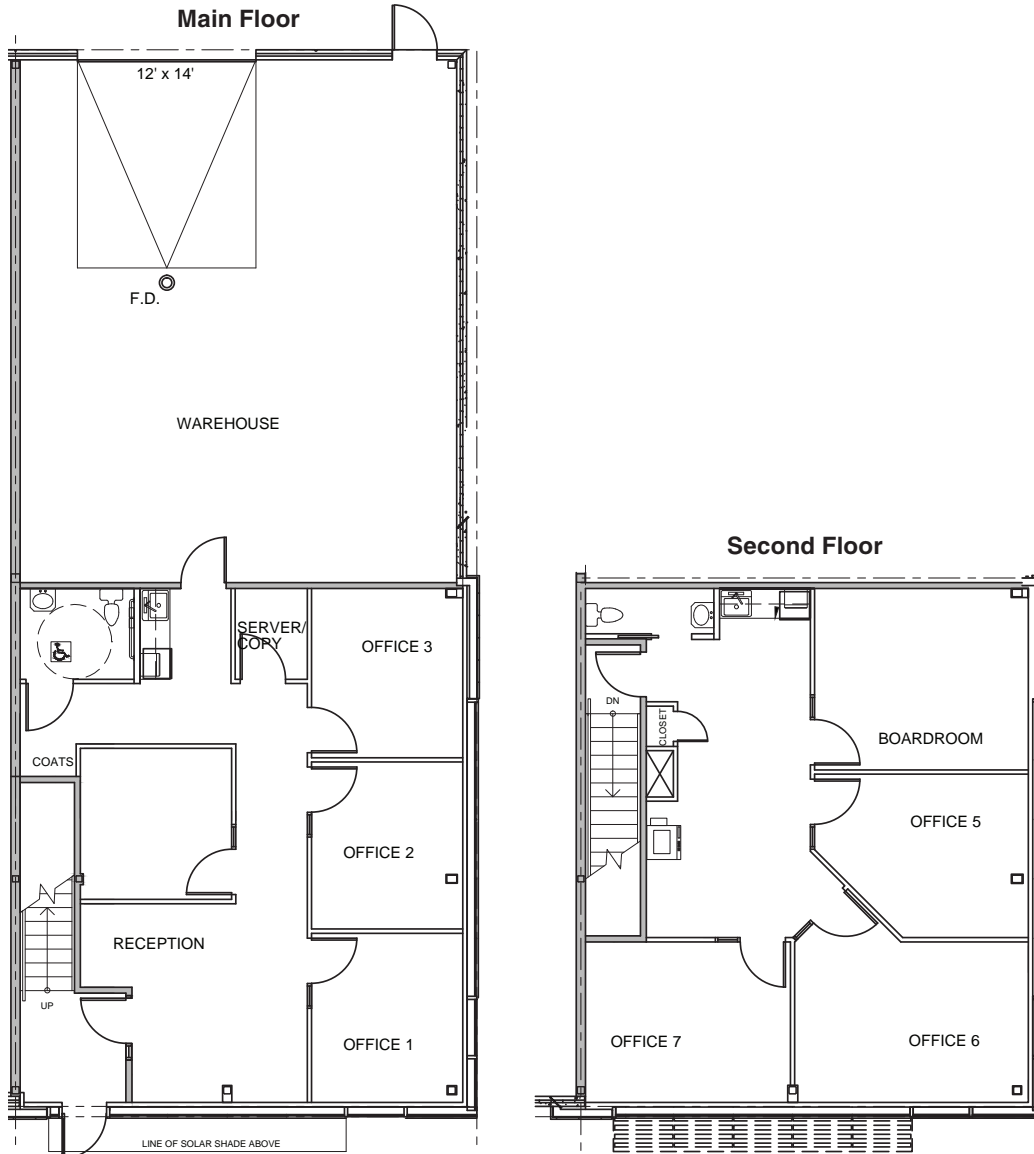


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FLOOR PLAN



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