



**PROPERTY OVERVIEW**

NAI Advent is pleased to present this lease opportunity, a well-maintained and highly visible bay located in Calgary’s established East Shepard Industrial area. Professionally owned and managed by Telsec Property Corporation, the unit features a functional warehouse space with a front office/showroom and rear grade-level loading. Just minutes from Deerfoot Trail, Glenmore Trail, and Stoney Trail, the property offers exceptional regional connectivity for service, distribution, and light industrial users. Strong area demographics, high nearby traffic counts, and a professionally managed setting make this a strategic choice for businesses seeking both efficiency and accessibility.

*The neighbouring Unit 108 is also available and can be combined with Unit 112 to create a contiguous ±2,826 SF space.*

**LEASE DETAILS**

TOTAL SIZE	±1,413 SF
OFFICE/SHOWROOM	±688 SF
WAREHOUSE	±725 SF
LEASE RATE	Market
OP COST	\$4.20 PSF (2026)
PROPERTY TAX	\$4.51 PSF (2026)
LEASE TERM	5 Years
ZONING	I-G (Industrial General)
LOADING	1 Drive-in door (10’ x 12’)
CEILING HEIGHT	13’ Clear (in warehouse)
POWER	208/120V, 3Phase, 100A
PARKING	2 Assigned Stalls
OCCUPANCY	September 15, 2026

February 24, 2026

For more information, please contact:



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**PROPERTY LOCATION**



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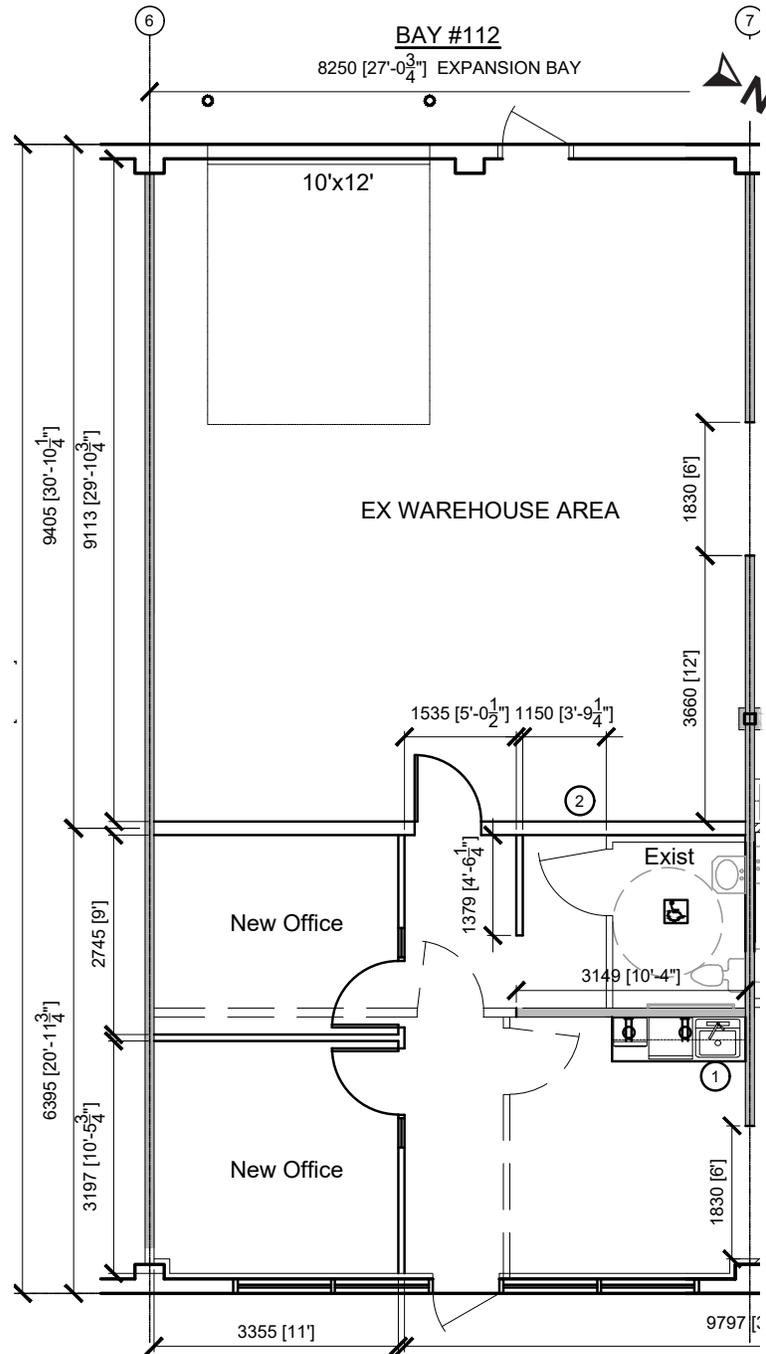


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**FLOOR PLAN**



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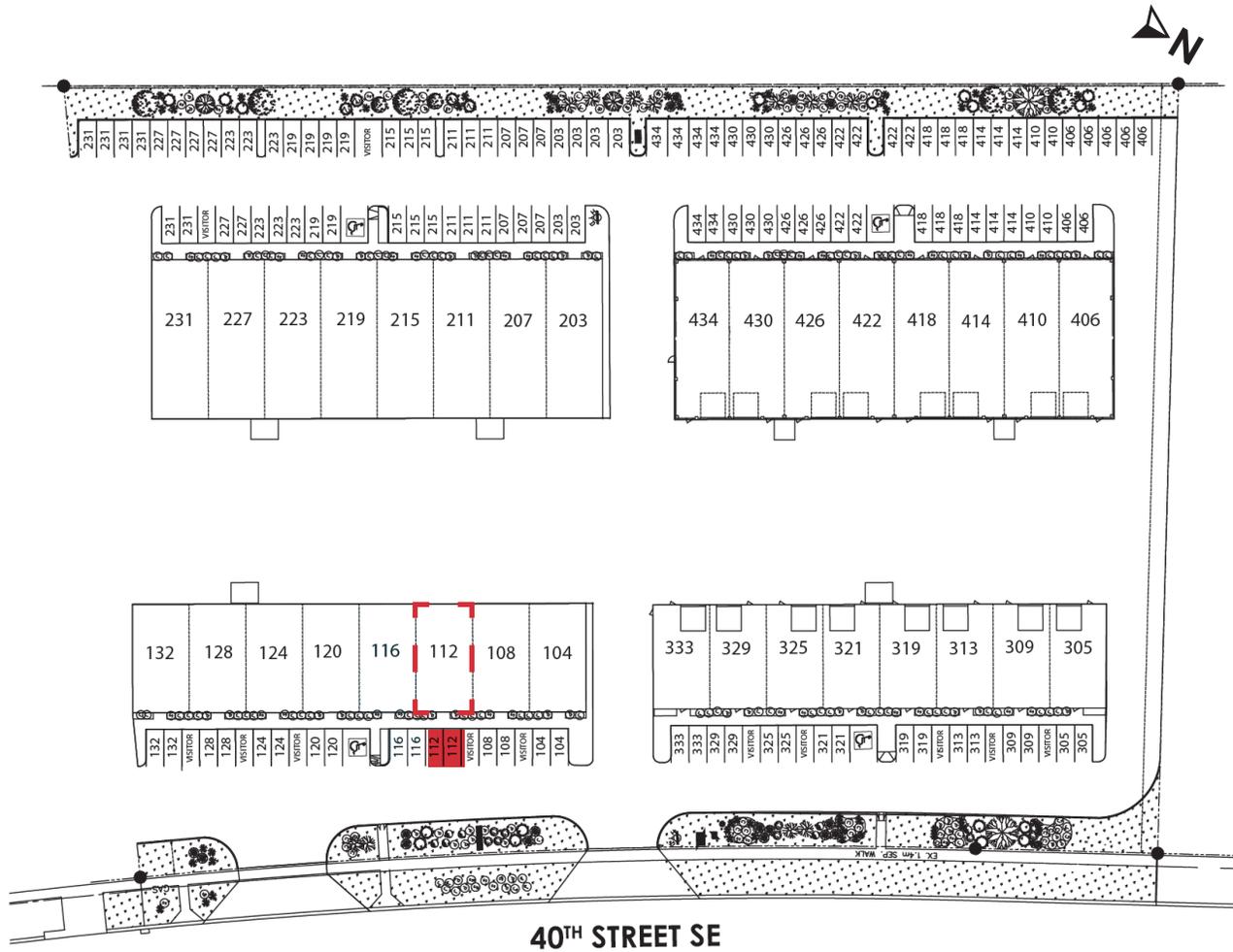


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**SITE PLAN**



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