



Functional Northeast Industrial Flex Bay

318 36 Ave NE, Calgary, AB T2E 5V1 | Greenview Industrial Park

OPPORTUNITY SUMMARY

NAI Advent is pleased to present the lease opportunity of an industrial flex bay located at 318 36 Avenue NE. Offering a functional combination of front office space, a rear warehouse, and outdoor storage, this ±1,560 SF unit is ideal for small-scale industrial, service, or light manufacturing operations. The office portion includes two private offices, a kitchen area, an open work area, and a washroom, while the clear-span warehouse provides efficient storage and operational space. With grade-level loading and ample on-site parking, the property offers excellent accessibility for both staff and clients. Strategically located just minutes from Deerfoot Trail, 32 Ave NE, and other major transportation routes, this location ensures strong connectivity throughout Calgary and the surrounding region.

LEASE DETAILS

AVAILABLE AREA	±1,560 SF
WAREHOUSE AREA	±1,000 SF
OFFICE AREA	±560 SF
YARD AREA	±950 SF (Outdoor storage)
ZONING	I-R (Industrial redevelopment)
LOADING	1 Drive-in door (10' w x 10' h)
CEILING HEIGHT	12' Clear
POWER	100 Amp
LEASE RATE	\$16.50 PSF (Base rent)
OP COSTS	\$10.42 PSF
OCCUPANCY	Immediate

For more information,
please contact:


topcommerciallistings.com



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PROPERTY LOCATION



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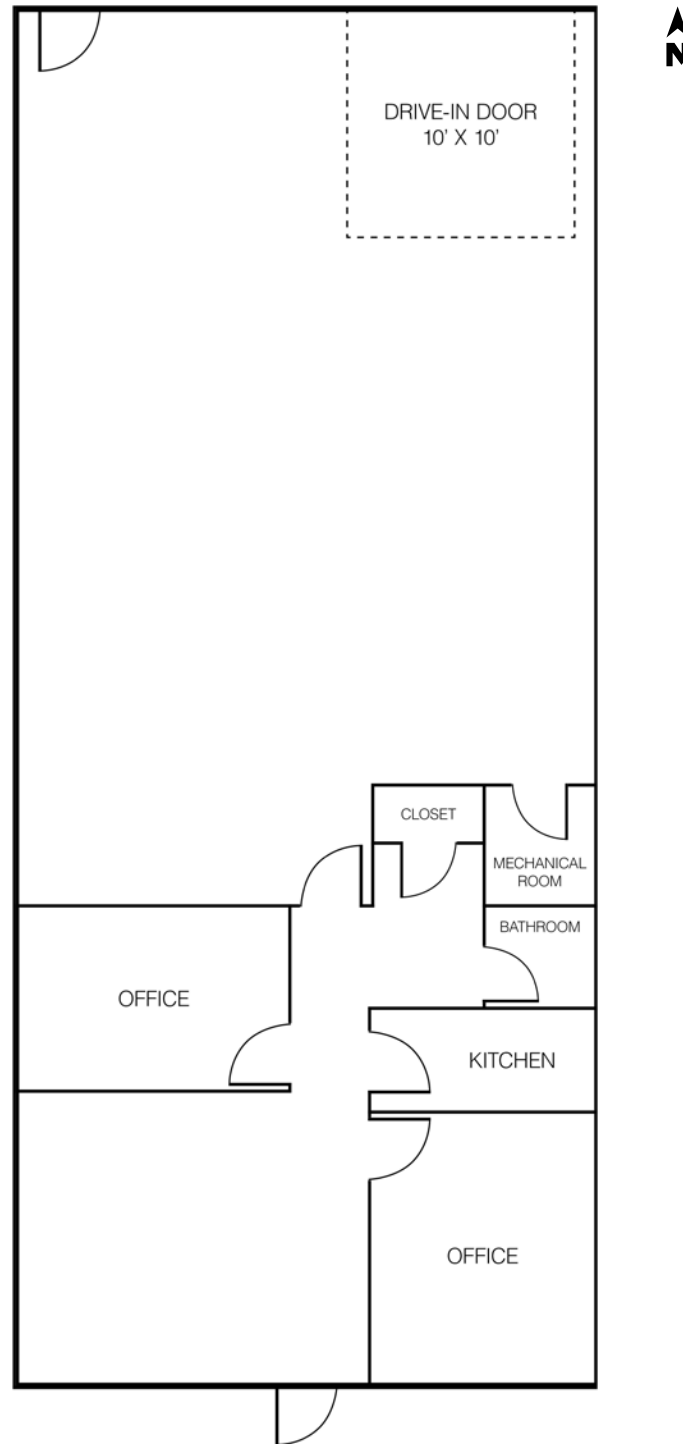


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FLOOR PLAN



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