



ADVENT COMMERCIAL REAL ESTATE CORP.

Industrial Investment

Freestanding Industrial Building | 39 Technology Way SE, Calgary AB T3S 0B8

OPPORTUNITY SUMMARY

- » Prime investment opportunity in a well-established and active southeast Calgary industrial area
- » High-quality construction by CANA Construction, built in 2013
- » ±9,600 SF industrial facility, with a highly functional layout, situated on a large ±4.06-acre corner lot, suitable for a variety of industrial uses
- » Fully leased to two long-term tenants, ensuring stable and predictable cash flow
- » Well-maintained property with a secure yard and multiple access points, for efficient site circulation
- » Excellent connectivity with quick access to Glenmore Trail and Stoney Trail

INVESTMENT SALE

±9,600 SF

INDUSTRIAL PROPERTY

For more information,
please contact:

Tyler Guluche

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tguluche@naiadvent.com

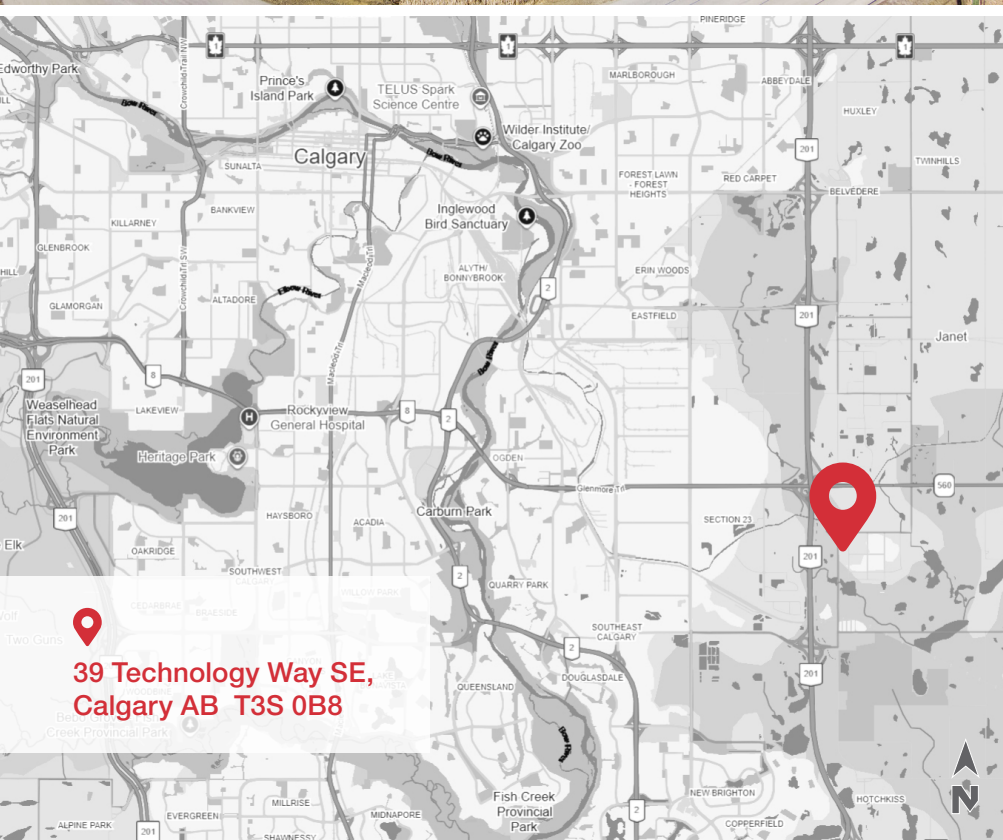
Max Wilcox

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📞 403 984 9800

🌐 naiadvent.com



ABOUT THE PROPERTY

SHORT LEGAL	0716409; 9; 5
YEAR BUILT	2013
SITE SIZE	±4.06 Acres (±176,853 SF)
BUILDING SIZE	±9,600 SF Total
MAIN FLOOR	±6,600 SF
2ND FLOOR	±3,000 SF
ZONING	DC (Direct Control)
TAXES	\$93,024.96 (2026)
TENANCY	Dual tenants – fully leased
LOADING	3 drive-in doors (16' x 16')
CEILING HEIGHT	26' (TBV)
ASKING PRICE	Contact listing agent

ACCESS TO CONFIDENTIAL INFORMATION

To receive detailed financial and leasing information, interested parties must complete the following steps:

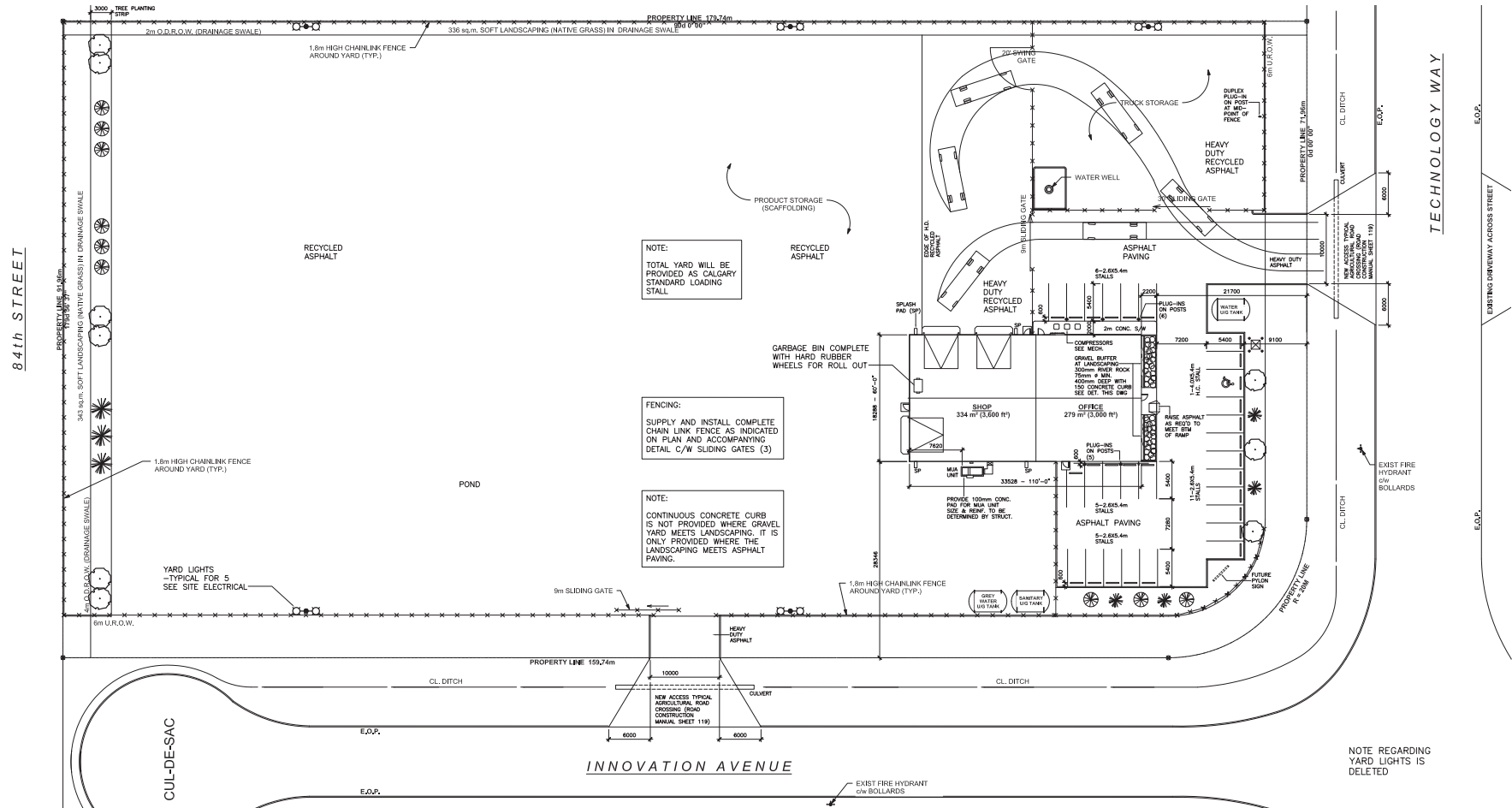
-  Review and execute the CNCA [here](#)
-  Email the fully executed CNCA to [Max Wilcox](#)

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PROPERTY SITE PLAN



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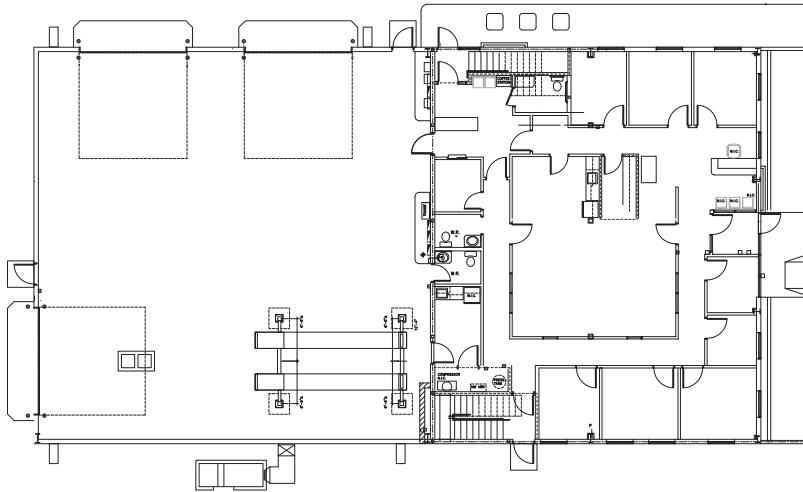
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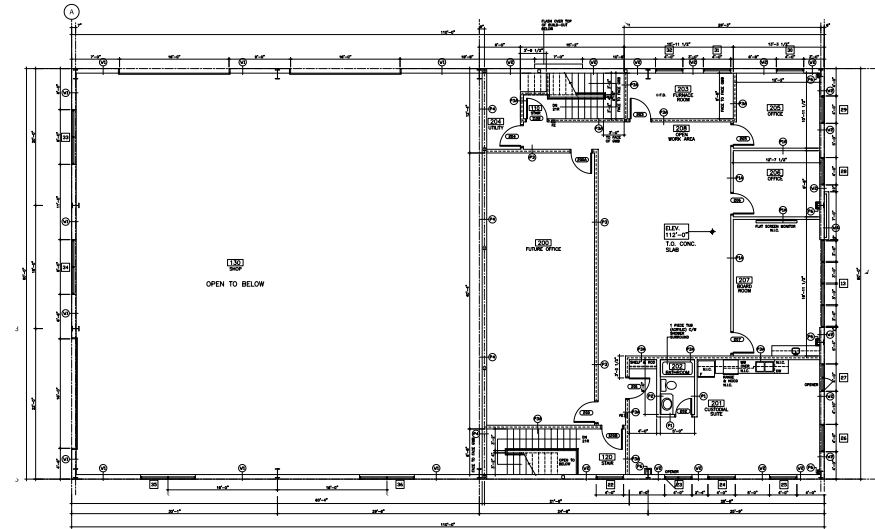
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PROPERTY FLOOR PLANS

MAIN FLOOR
±6,600 SF



SECOND FLOOR
±3,000 SF



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