



# NAI Advent

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

**Aaron Gunn**

+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)

**Tyler Guluche**

+1 403 404 8735  
[tguluche@naiadvent.com](mailto:tguluche@naiadvent.com)

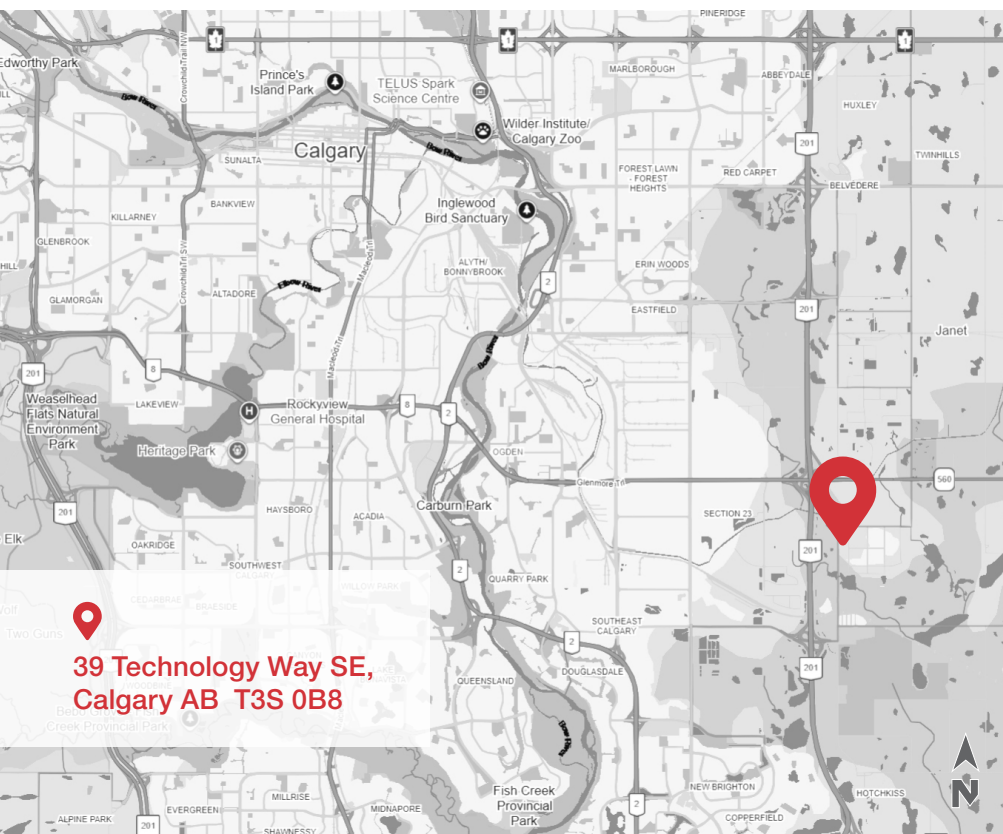
**Max Wilcox**

+1 403 984 9802  
[mwilcox@naiadvent.com](mailto:mwilcox@naiadvent.com)

📍 3633 8 St SE, Calgary, AB T2G 3A5

📞 403 984 9800

🌐 [naiadvent.com](http://naiadvent.com)





**39 Technology Way SE,  
Calgary AB T3S 0B8**

## 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:

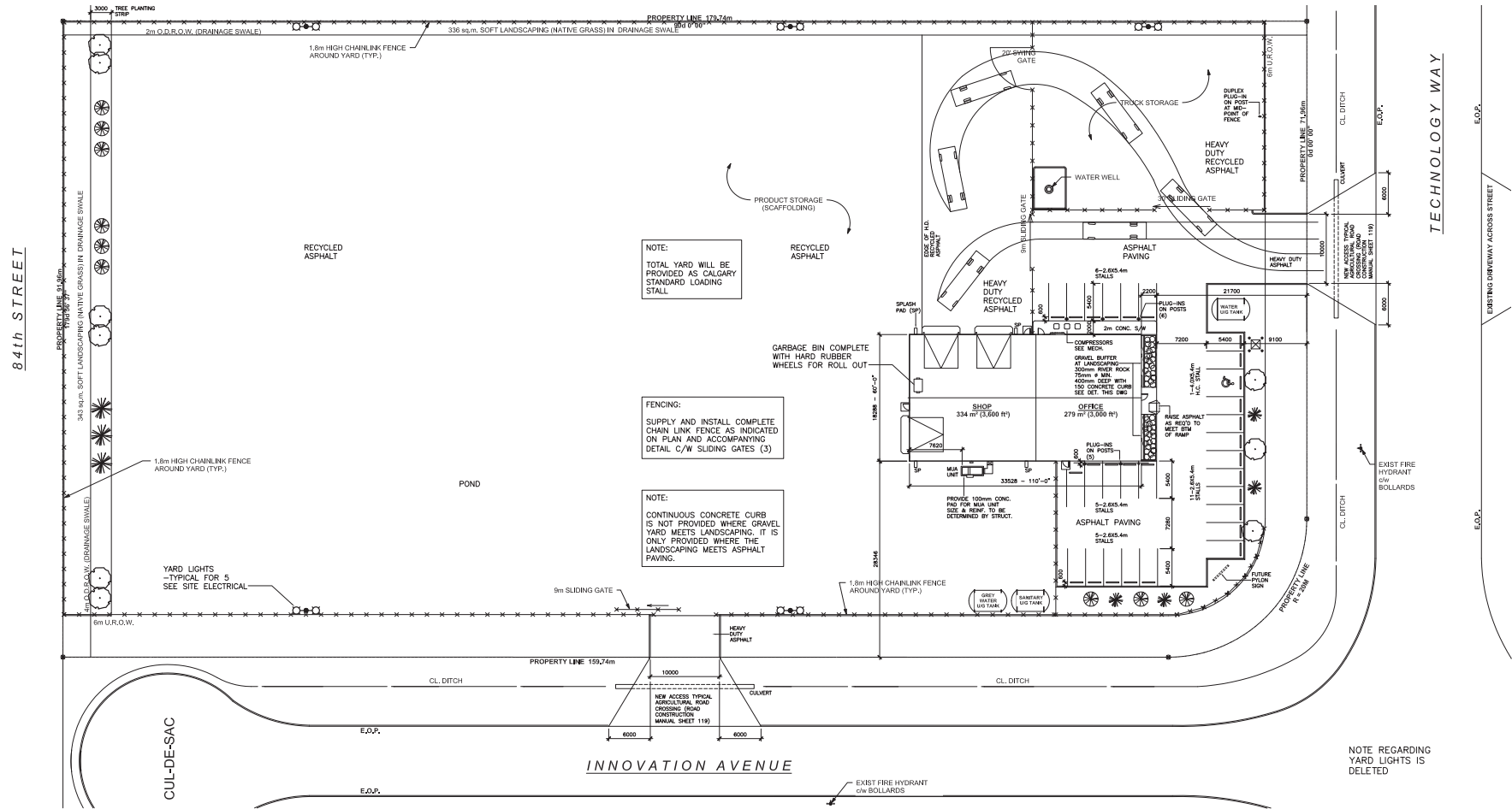
-  Review and execute the CNCA [here](#)
-  Email the fully executed CNCA to [Max Wilcox](mailto:Max.Wilcox)

**Aaron Gunn**  
+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)




**Tyler Guluche**  
+1 403 404 8735  
[tguluche@naiadvent.com](mailto:tguluche@naiadvent.com)

**Max Wilcox**  
+1 403 984 9802  
[mwilcox@naiadvent.com](mailto:mwilcox@naiadvent.com)

**PROPERTY SITE PLAN**

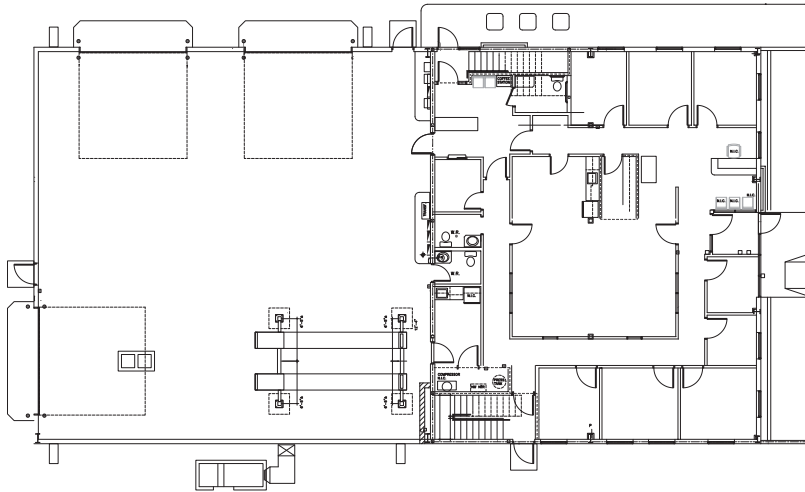


For more information, please contact:

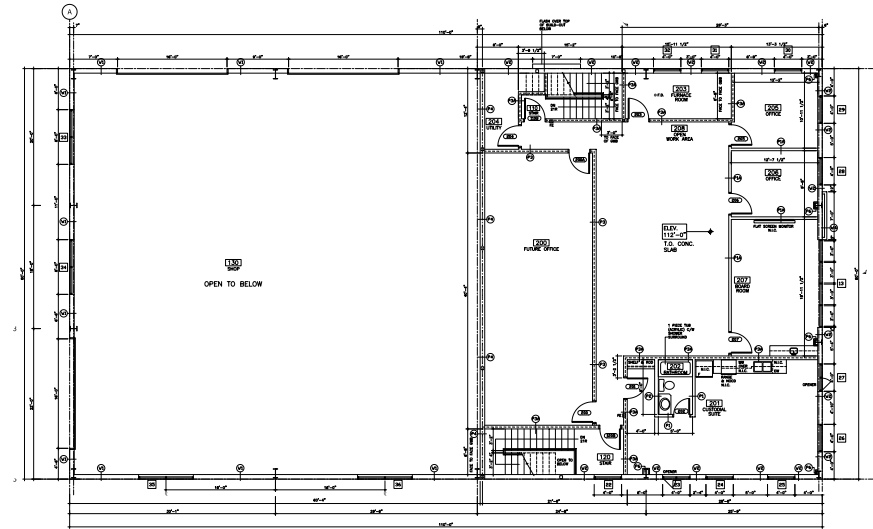
 <b>Aaron Gunn   Vice President &amp; Partner</b> +1 403 200 4026 <a href="mailto:agunn@naiadvent.com">agunn@naiadvent.com</a>	 <b>Tyler Guluche   Senior Associate</b> +1 403 404 8735 <a href="mailto:tguluche@naiadvent.com">tguluche@naiadvent.com</a>	 <b>Max Wilcox   Associate</b> +1 403 984 9802 <a href="mailto:mwilcox@naiadvent.com">mwilcox@naiadvent.com</a>
--	---	---

**PROPERTY FLOOR PLANS**

**MAIN FLOOR**  
±6,600 SF



**SECOND FLOOR**  
±3,000 SF



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 NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does 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.

For more information,  
please contact:



**Aaron Gunn | Vice President & Partner**

+1 403 200 4026  
[agunn@naiadvent.com](mailto:agunn@naiadvent.com)



**Tyler Guluche | Senior Associate**

+1 403 404 8735  
[tguluche@naiadvent.com](mailto:tguluche@naiadvent.com)



**Max Wilcox | Associate**

+1 403 984 9802  
[mwilcox@naiadvent.com](mailto:mwilcox@naiadvent.com)