



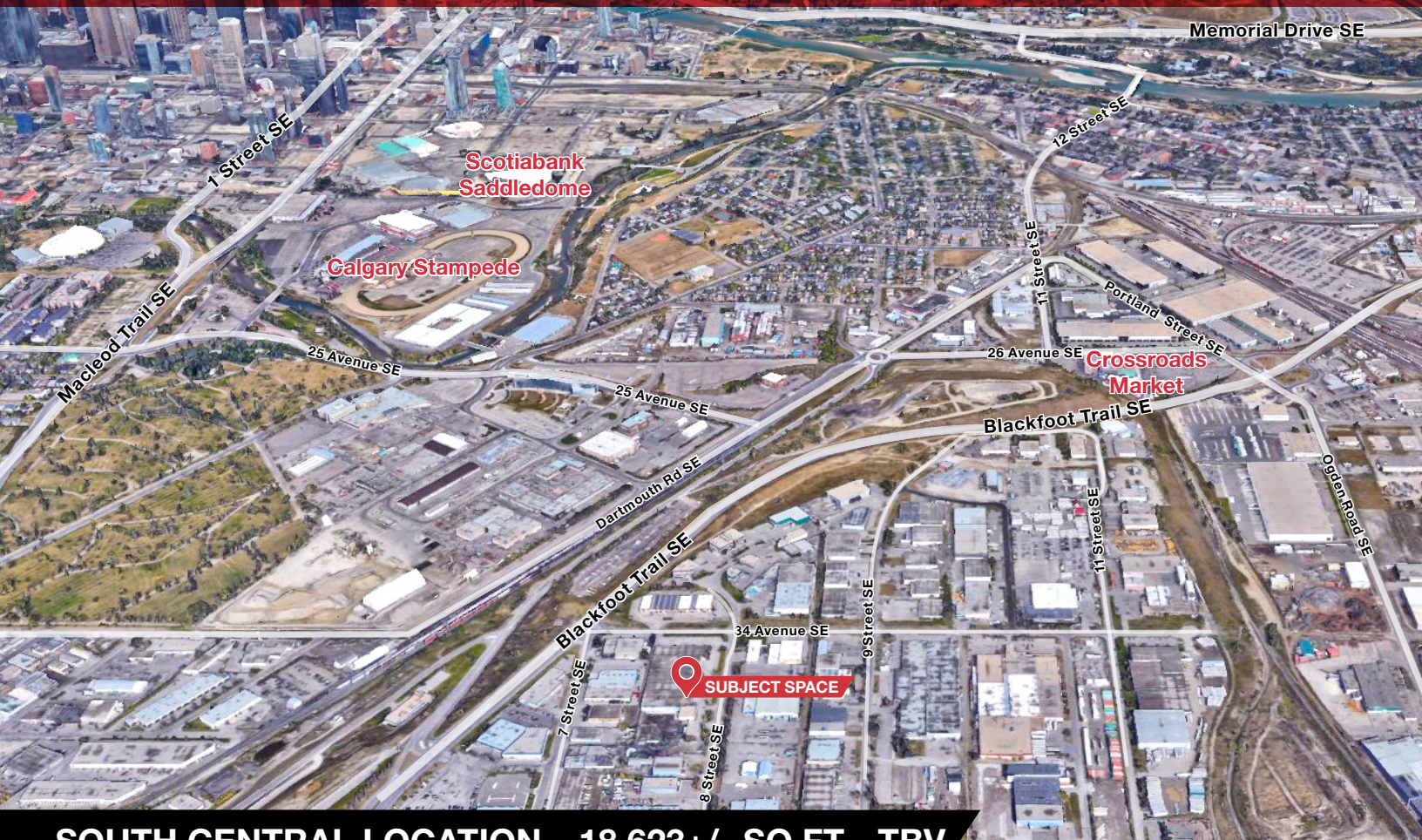
SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV

3631 8 Street SE

Calgary, AB

- Functional space great for warehousing, storage and staging.
- Inside **heated** loading area.
- Drive in 10'(H) x 8'(W).
- Ample parking plus a bus route on 34 Avenue SE.
- Great central location, facing 8th Street SE, with quick access to Blackfoot Trail, bus routes and the Downtown Core.
- Located in a professionally managed building.
- **\$6.07 Op.Costs inclusive of utilities.**





SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV

3631 8 Street SE

Calgary, AB

District: **Highfield**

Zoning: **Industrial General (I-G)**

Available Space: **18,623 sq. ft. (±) TBV**

Parking: **Scramble (ample)**

Lease Rate: **\$7.50/sq. ft.**

Operating Cost: **\$6.07/sq. ft. (2023)**

Term: **Flexible**

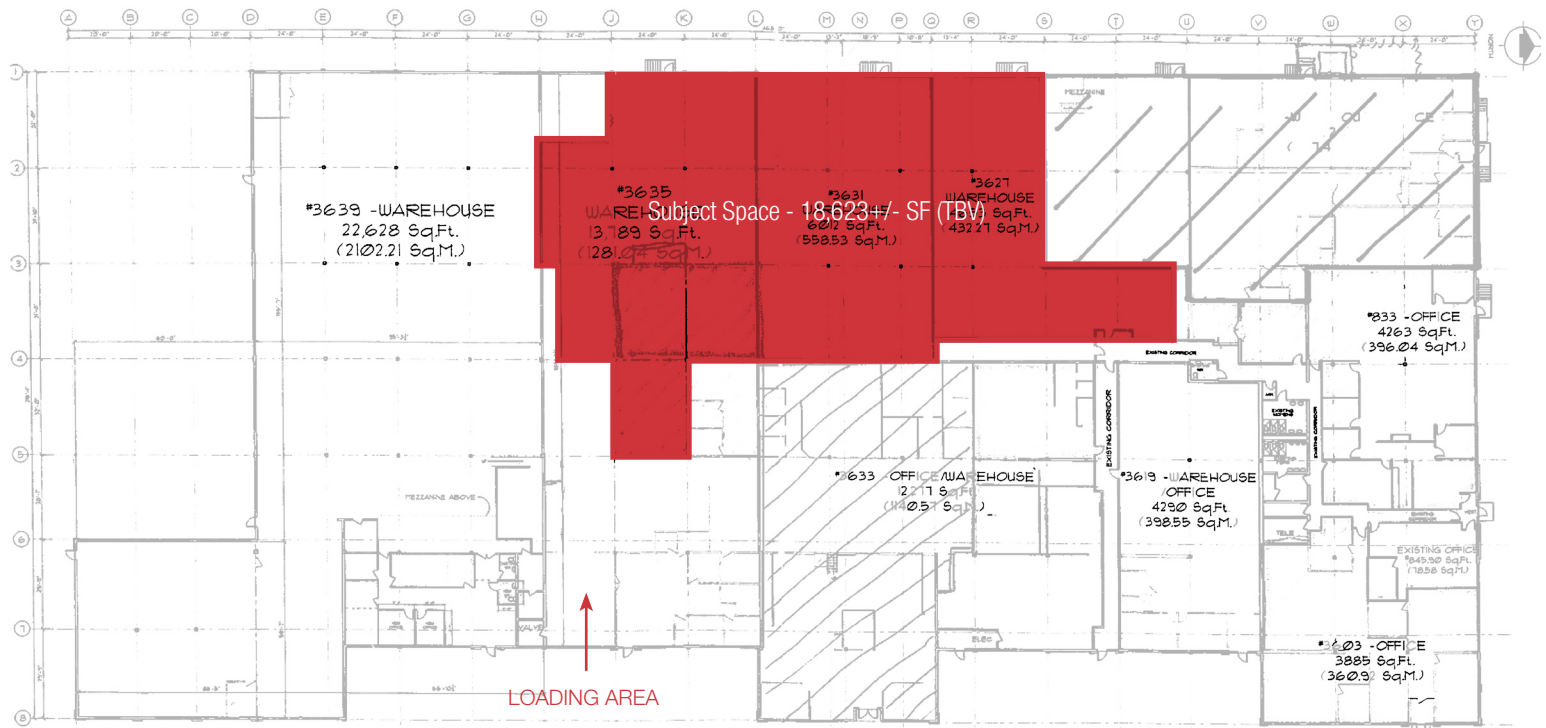
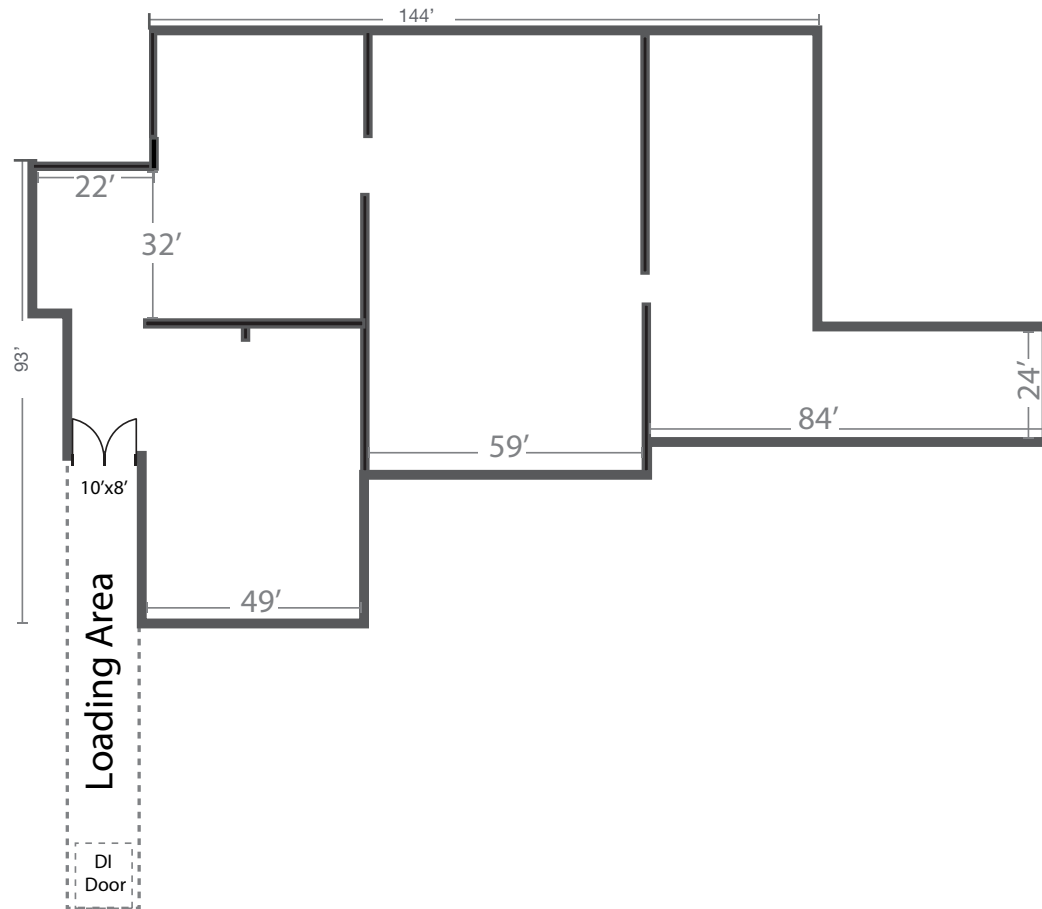
Availability: **March 1, 2025**



*Space outline on all pages is approximate.

FLOOR PLAN *

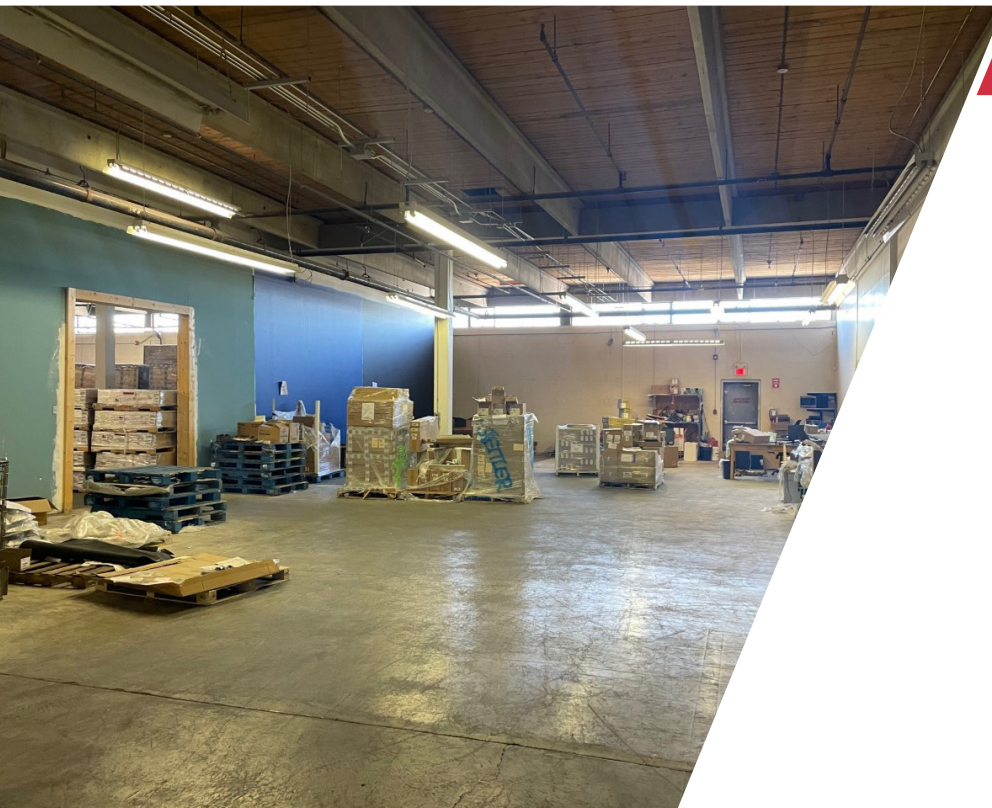
SOUTH CENTRAL LOCATION – 18,623+/- SQ FT - TBV



* All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

FOR LEASE - WAREHOUSE ➤

NAIAdvent



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