



NORTH EAST

BY SKYLINE



Airport Business Park
Calgary, Alberta

Managed by



Marketed by





THE OPPORTUNITY

CBRE Calgary is pleased to present the opportunity to lease a key industrial asset in an evolving Alberta market. Airport Business Park sets the standard for connectivity within Northeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, flexible zoning, exposure and building specifications provides versatility for many Industrial businesses. Located to the North of the Calgary International Airport, between Deerfoot Trail and Stoney Trail NE, the property presents a unique opportunity to a wide variety of users.

THE PORTFOLIO

Comprising of over 3 million SF of industrial space throughout Calgary's Northeast and Southeast jurisdictions, the diverse Skyline properties represent an integral proportion of the burgeoning Alberta portfolio spanning between Calgary and Edmonton. The Skyline Calgary portfolio consists of 7 distinct nodes of the greater Calgary area, boasting a 97% occupancy and encompassing a variety of bay sizes.

Airport Business Park, Building C Unit 118, 10761 25 Street NE, Calgary AB

24,212 SF Office & Warehouse Distribution Space for Lease

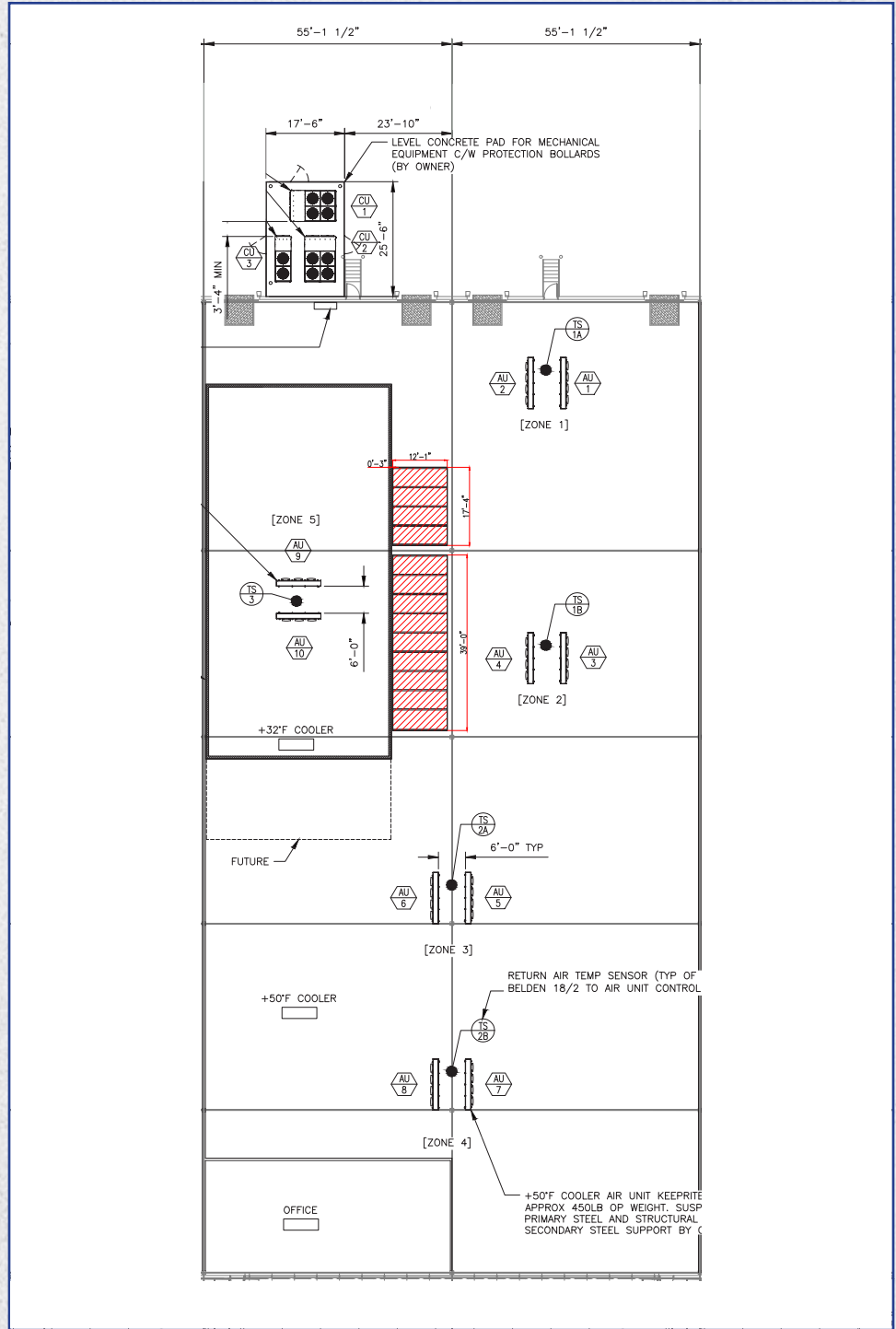


PROPERTY DETAILS

| | | |
|-------------------------|-----------------------------|------------------|
| Rentable Area: | Office: | 1,530 SF |
| | Warehouse: | 22,682 SF |
| | Total Rentable Area: | 24,212 SF |
| Loading: | 4 x Dock | |
| Ceiling Height: | 28' Clear | |
| Power: | 600 Amp, 600 Volt (TBV) | |
| Operating Costs: | \$4.72 PSF | |
| Lease Rate: | Market | |
| Availability: | Immediately | |

PROPERTY HIGHLIGHTS

- "A" Class, food grade and temperature controlled (CanadaGAP Certified) distribution space
- Existing walk-in cooler area of approx. 3,200 SF
- Full HVAC throughout warehouse area
- Close proximity to Calgary International Airport and easy access to Deerfoot Trail and Stoney Trail NE
- Forklift charging in-place



Airport Business Park, Building B Unit 124, 10725 25 Street NE, Calgary AB

36,422 SF Office & Warehouse Distribution Space for Lease

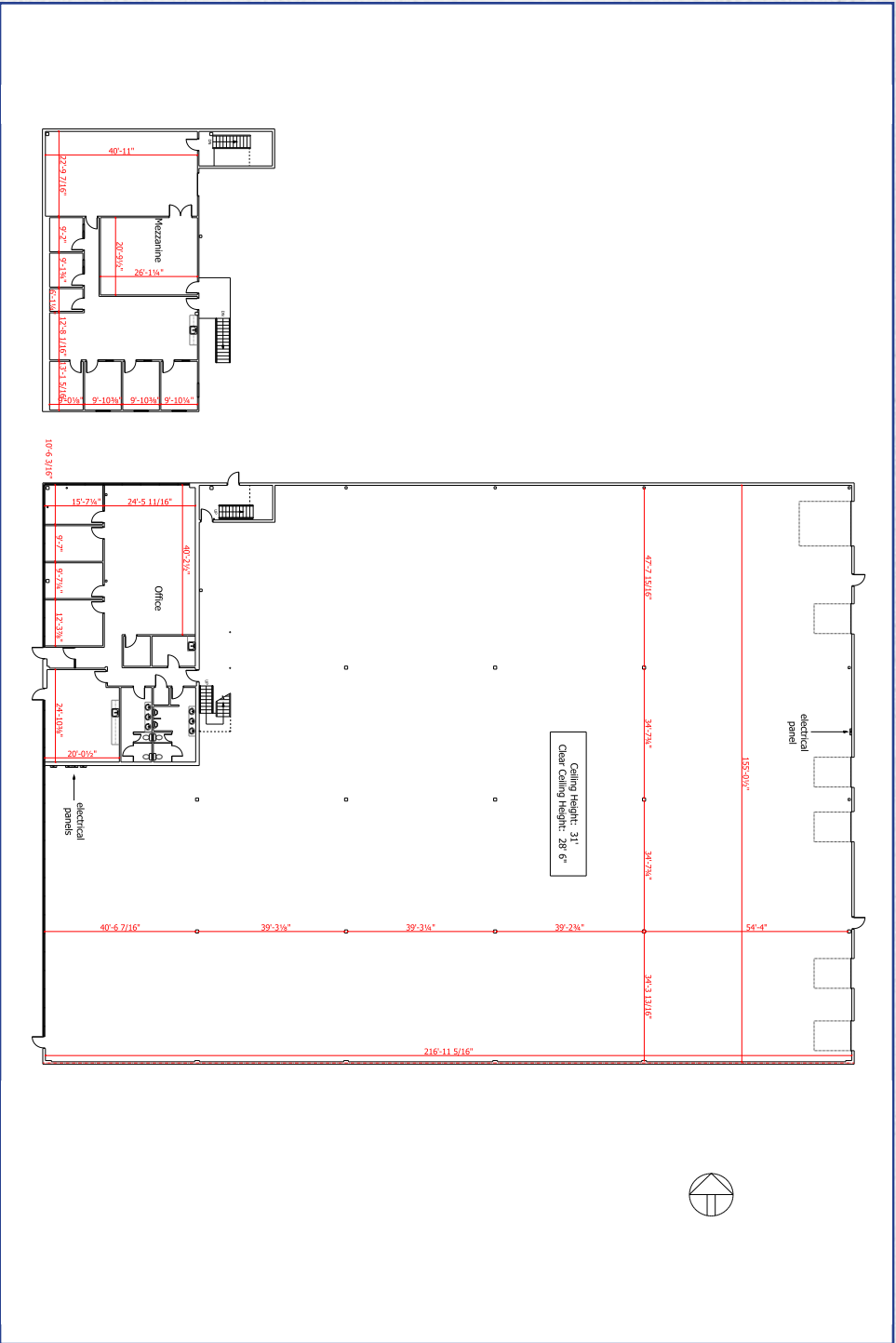


PROPERTY DETAILS

| | | |
|-------------------------|---|------------------|
| Rentable Area: | Main Floor Office: | 3,200 SF |
| | 2nd Floor Office: | 3,200 SF |
| | Warehouse: | 30,022 SF |
| | Total Rentable Area: | 36,422 SF |
| Loading: | 5 x Dock (9'x10'), 1 x Drive-in (12'x14') | |
| Ceiling Height: | 28'6" Clear | |
| Power: | 600 Amp, 347/600 Volt (TBV) | |
| Operating Costs: | \$4.72 PSF | |
| Lease Rate: | Market | |
| Availability: | Immediately | |

PROPERTY HIGHLIGHTS

- End-cap unit with exposure to both Barlow Trail and Country Hills Boulevard NE
- Functional and well-built out office over two floors
- Landlord upgrading to new LED lighting
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking



Airport Business Park, Building D Unit 105, 10710 25 Street NE, Calgary AB

41,347 SF Office & Warehouse Distribution Space for Lease

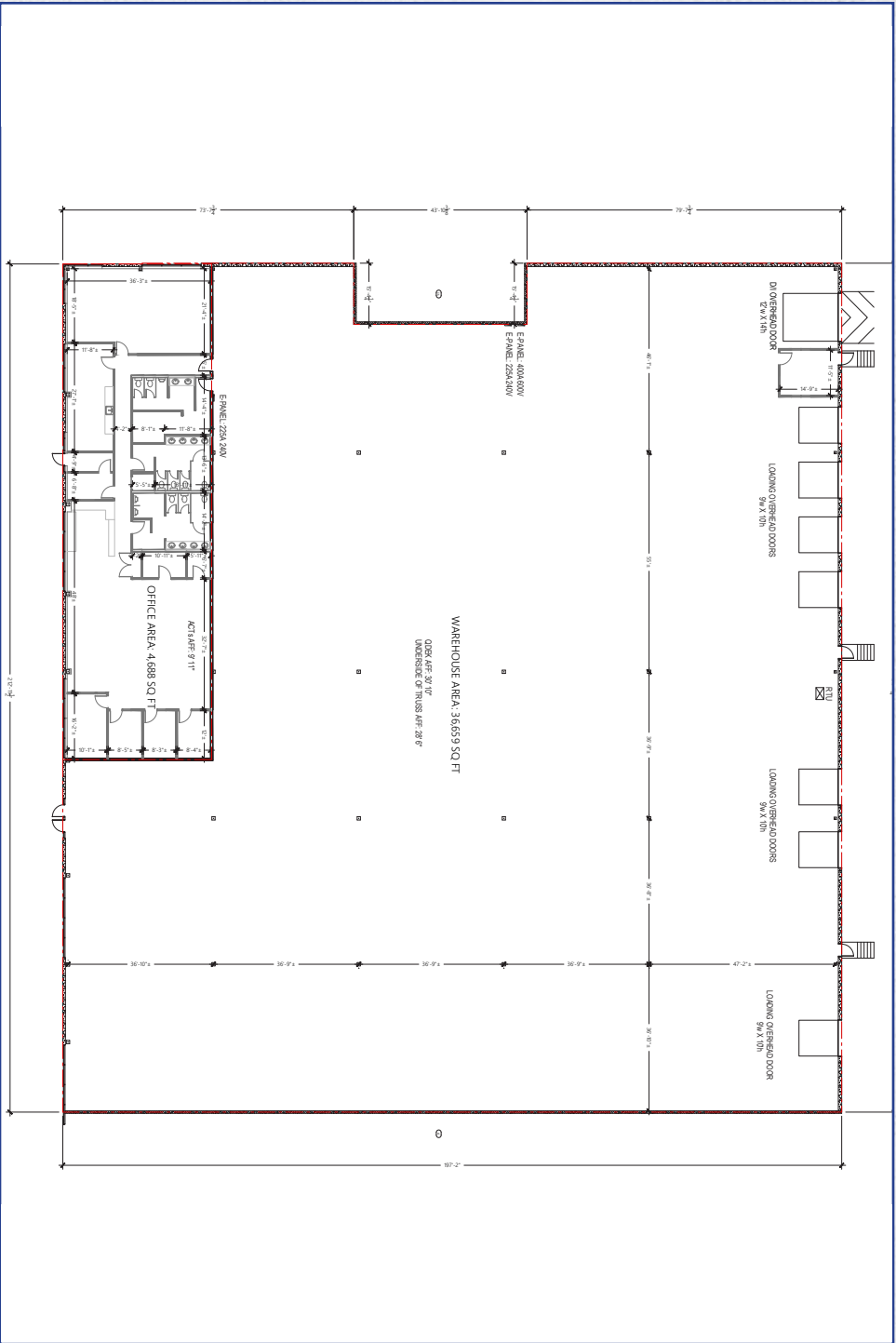


PROPERTY DETAILS

| | | |
|-------------------------|---|------------------|
| Rentable Area: | Office: | 4,688 SF |
| | Warehouse: | 36,659 SF |
| | Total Rentable Area: | 41,347 SF |
| Loading: | 7 x Dock (9'x10'), 1 x Drive-in (12'x14') | |
| Ceiling Height: | 28' Clear | |
| Power: | 400 Amp, 600 Volt (TBV) | |
| Operating Costs: | \$4.48 PSF | |
| Lease Rate: | Market | |
| Availability: | Immediately | |

PROPERTY HIGHLIGHTS

- 'A' Class, end-cap distribution space with well built-out office area
- Full height concrete block demising walls, dock and drive-in loading and ESFR sprinkler system
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking



AIRPORT BUSINESS PARK

Airport Business Park is situated at the Northeast boundary of the city providing quick access to the QE II. The Property has visibility to Barlow Trail and Country Hills Boulevard NE and is a short distance from Deerfoot Trail, Metis Trail and Stoney Trail NE. Located directly North of the Calgary International Airport with various food and beverage establishments and ample new format industrial-distribution development within close proximity. The Park caters well to small and mid-bay distribution type businesses.



Airport Park Building A



Airport Park Building D



Airport Park Building E



Airport Park Building G





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