



NORTH EAST

BY SKYLINE



Airport Business Park
Calgary, Alberta

Managed by



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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 A

Unit 118, 10707 25 Street NE, Calgary AB

12,183 SF Office & Warehouse Distribution Space for Lease

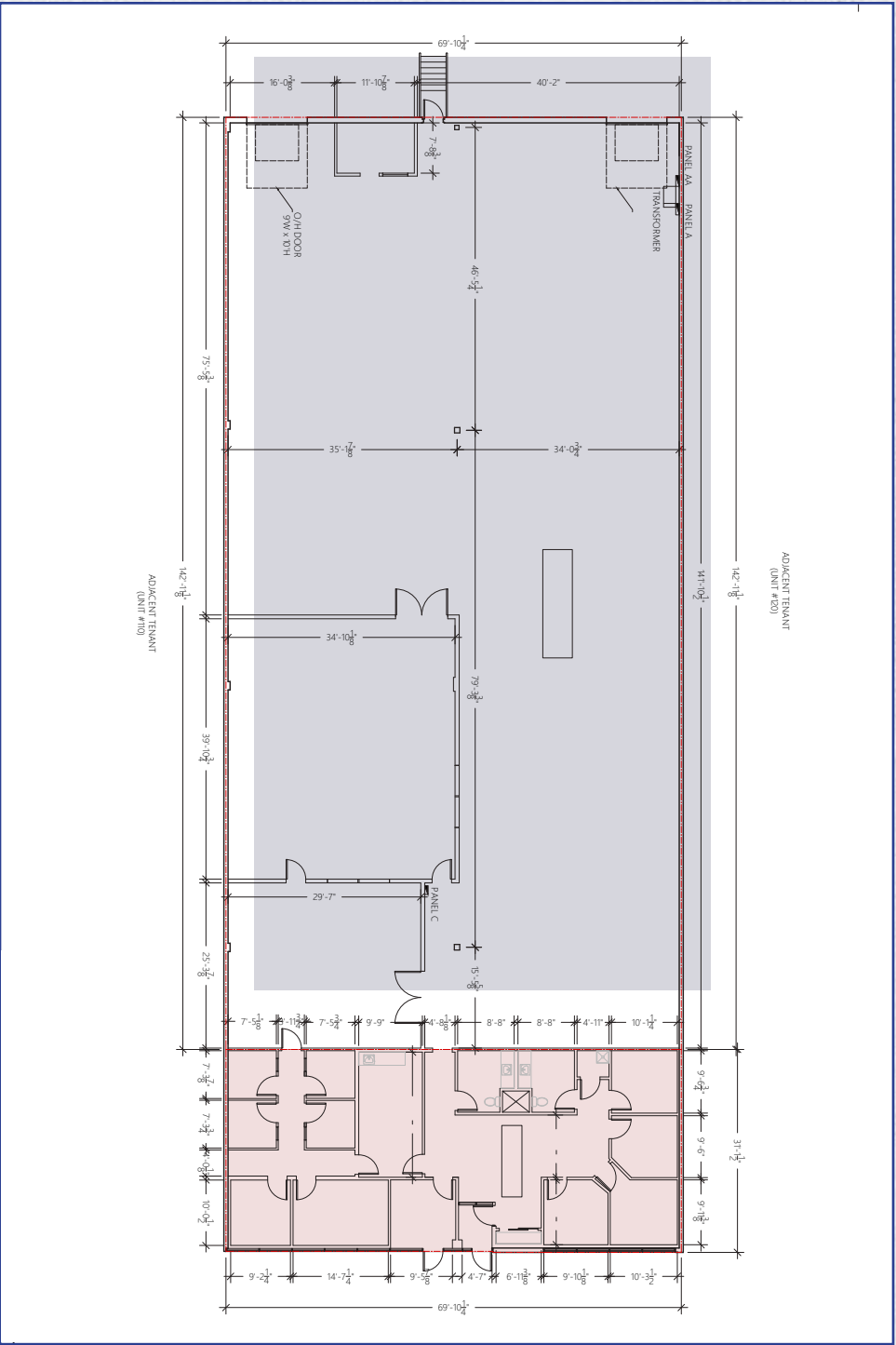


PROPERTY DETAILS

Rentable Area:	Office:	±2,149 SF
	Warehouse:	±10,034 SF
	Total Rentable Area:	12,183 SF
Zoning:	I-G (Industrial-General)	
Loading:	2 x Dock	
Ceiling Height:	28'	
Power:	400 Amp, 347/600 Volt	
Operating Costs:	\$4.21 PSF + Mgmt Fee	
Lease Rate:	Market	
Availability:	July 1, 2023	

PROPERTY HIGHLIGHTS

- Office and distribution space with exposure along Freeport Blvd NE
- Quality build-out including multiple private offices, boardroom and lunch-room
- Two existing sections of warehouse demised with full height walls for clean production or other applications
- Ample double row parking
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport



Airport Business Park, Building D

Unit 133, 10710 25 Street NE, Calgary AB

29,204 SF Office & Warehouse Distribution Space for Lease

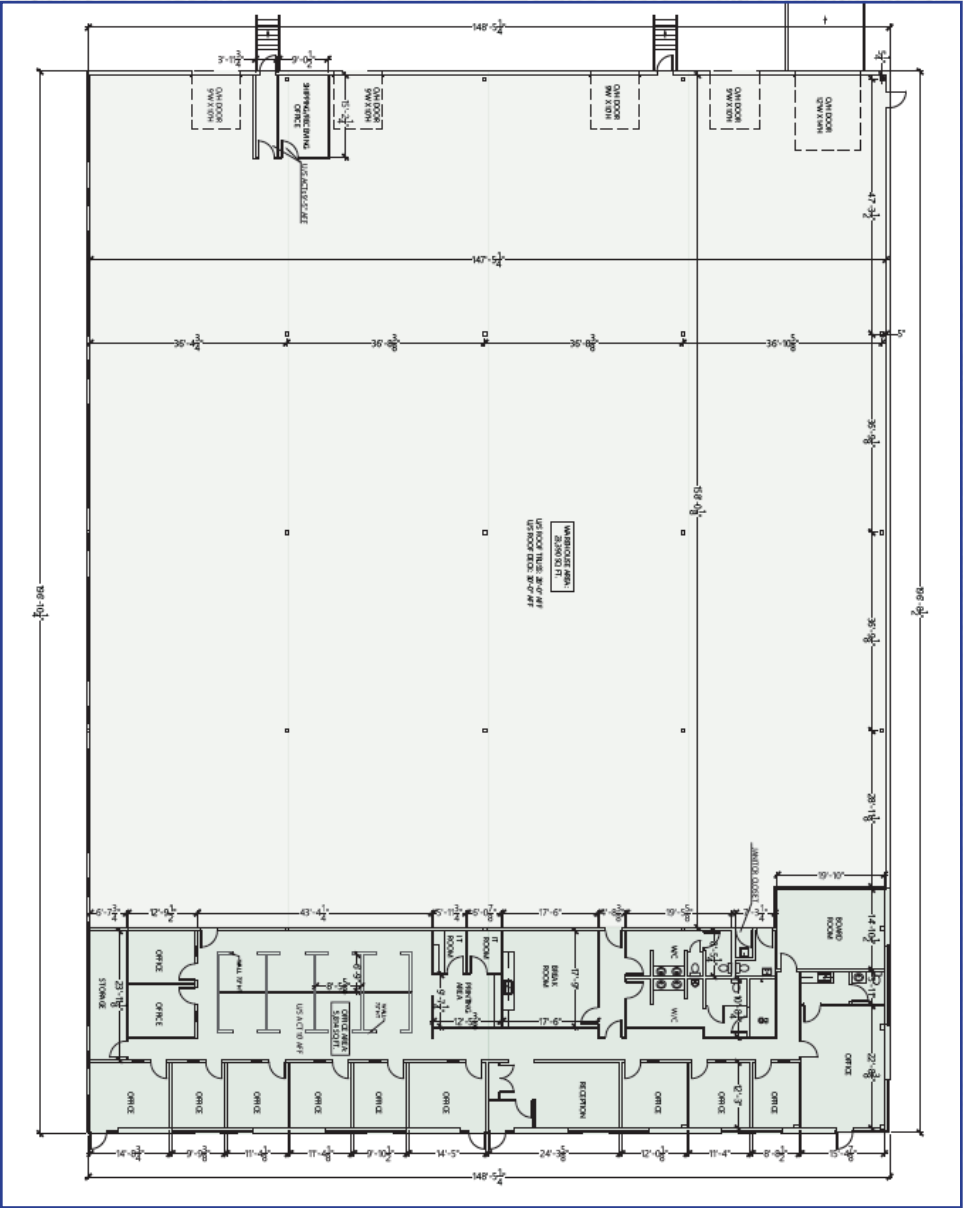


PROPERTY DETAILS

Rentable Area:	Office:	5,814 SF
	Warehouse:	23,390 SF
	Total Rentable Area:	29,204 SF
Zoning:	I-G (Industrial-General)	
Loading:	4 x Dock (9'x10'), 1 x Drive-in (12'x14')	
Ceiling Height:	24' Clear	
Power:	200 Amp, 600 Volt, 3 Phase	
Operating Costs:	\$3.94 PSF + Mgmt Fee	
Lease Rate:	Market	
Availability:	Immediately	

PROPERTY HIGHLIGHTS

- 'A' Class distribution space with dock and drive-in loading
- ESFR sprinklers
- New LED lighting in the warehouse area
- Ample double row parking
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport



Airport Business Park, Building G

Unit 124, 10770 25 Street NE, Calgary AB

14,760 SF Office & Warehouse Distribution Space for Lease

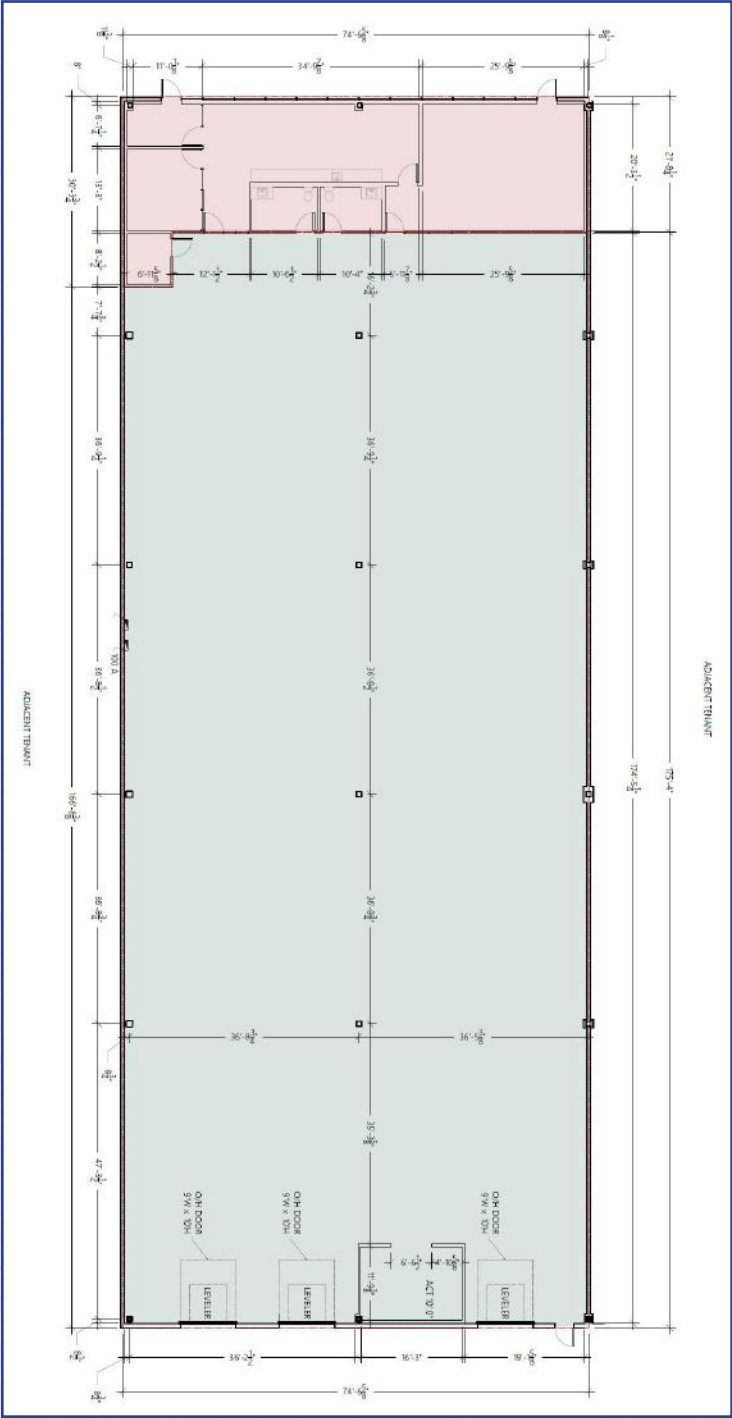


PROPERTY DETAILS

Rentable Area:	Office:	±1,721 SF
	Warehouse:	±13,039 SF
	Total Rentable Area:	14,760 SF
Zoning:	S-CRI	
Loading:	3 x Dock w/ Levelers (9'x10')	
Ceiling Height:	28'6" Clear	
Power:	200 Amp, 600 Volt, 3 Phase	
Operating Costs:	\$3.88 PSF + Mgmt Fee	
Lease Rate:	Market	
Availability:	June 1, 2023	

PROPERTY HIGHLIGHTS

- Modern, open concept office with large kitchenette, one private office and barrier free washrooms
- Existing warehouse ventilation and forklift charging stations
- Shipping office equipped with ventilation and telecommunication/data connections
- 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.





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