



NORTH EAST

BY SKYLINE



Airport Business Park
Calgary, Alberta

Managed by



Marketed by





THE OPPORTUNITY

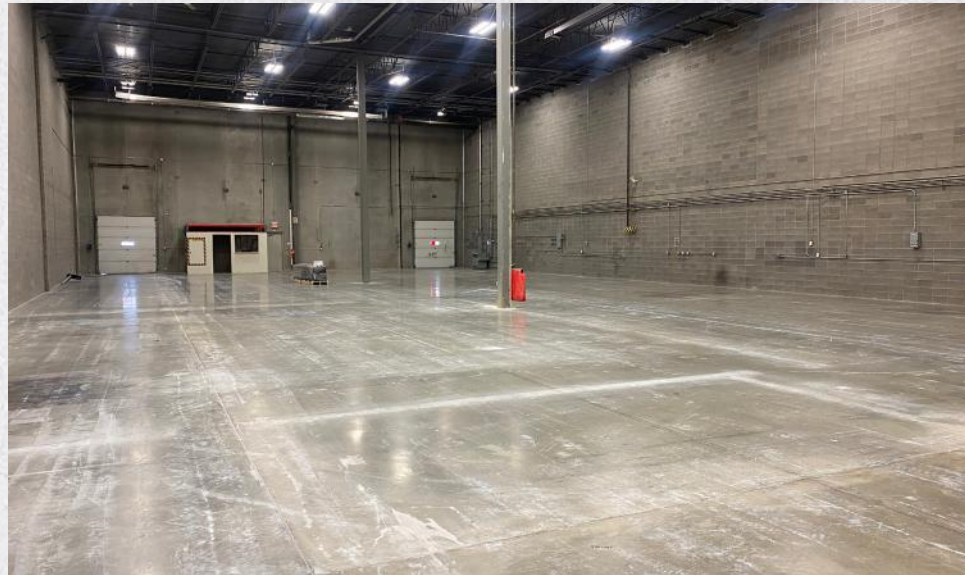
CBRE Calgary is pleased to present the opportunity to lease a key industrial asset in an evolving Alberta market. Airport Business Park sets the standard for connectivity within Northeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's 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 A Unit 118, 10707 25 Street NE, Calgary AB

12,183 SF Office & Warehouse Distribution Space for Lease

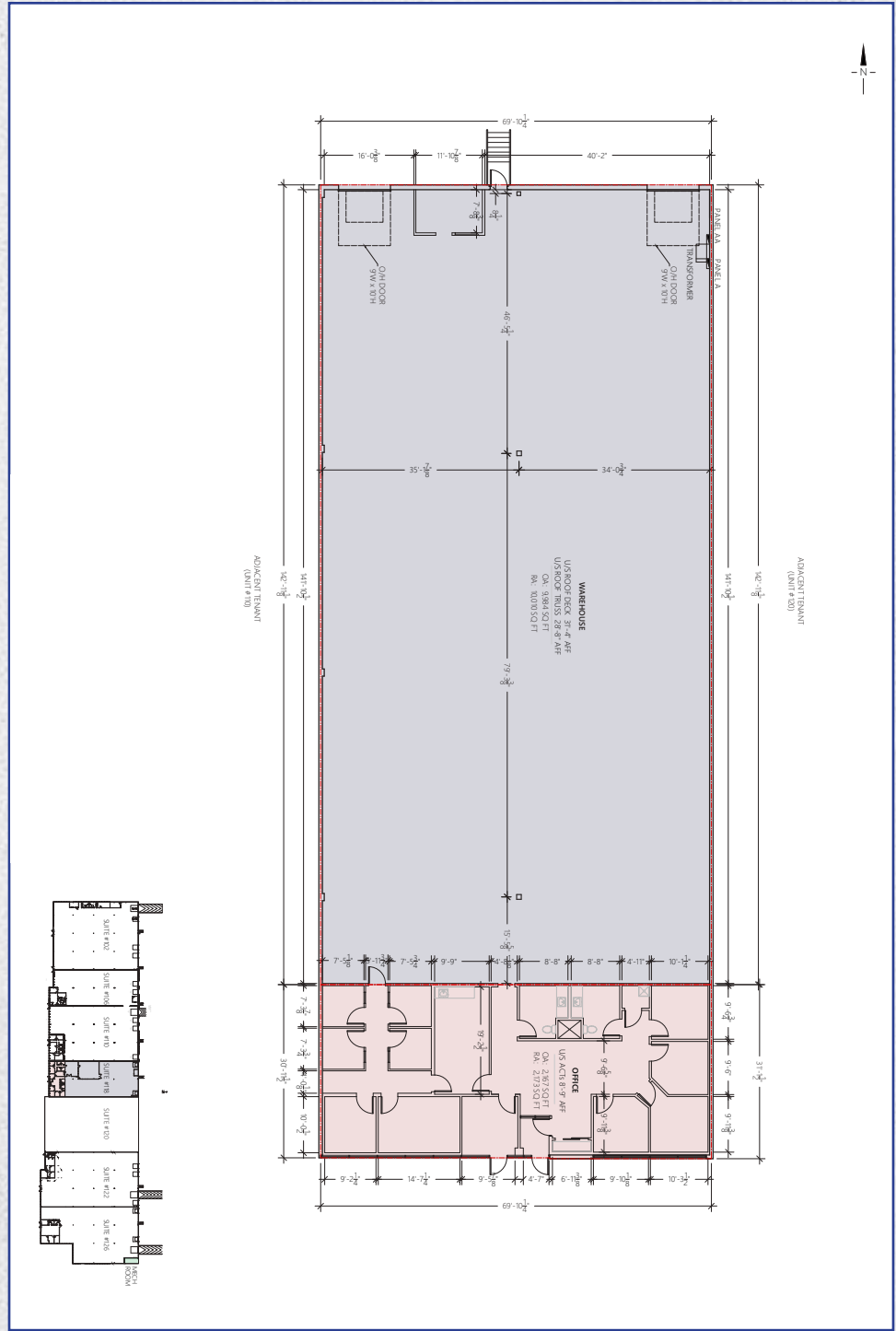


PROPERTY DETAILS

| | | |
|-------------------------|-----------------------------|------------------|
| Rentable Area: | Office: | ±2,149 SF |
| | Warehouse: | ±10,034 SF |
| | Total Rentable Area: | 12,183 SF |
| Loading: | 2 x Dock | |
| Ceiling Height: | 28' | |
| Power: | 400 Amp, 347/600 Volt | |
| Operating Costs: | \$3.87 PSF + Mgmt Fee | |
| Lease Rate: | Market | |
| Availability: | Immediately | |

PROPERTY HIGHLIGHTS

- Office and distribution space with exposure along Freeport Blvd NE
- Quality build-out including multiple private offices, boardroom and lunch-room
- 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

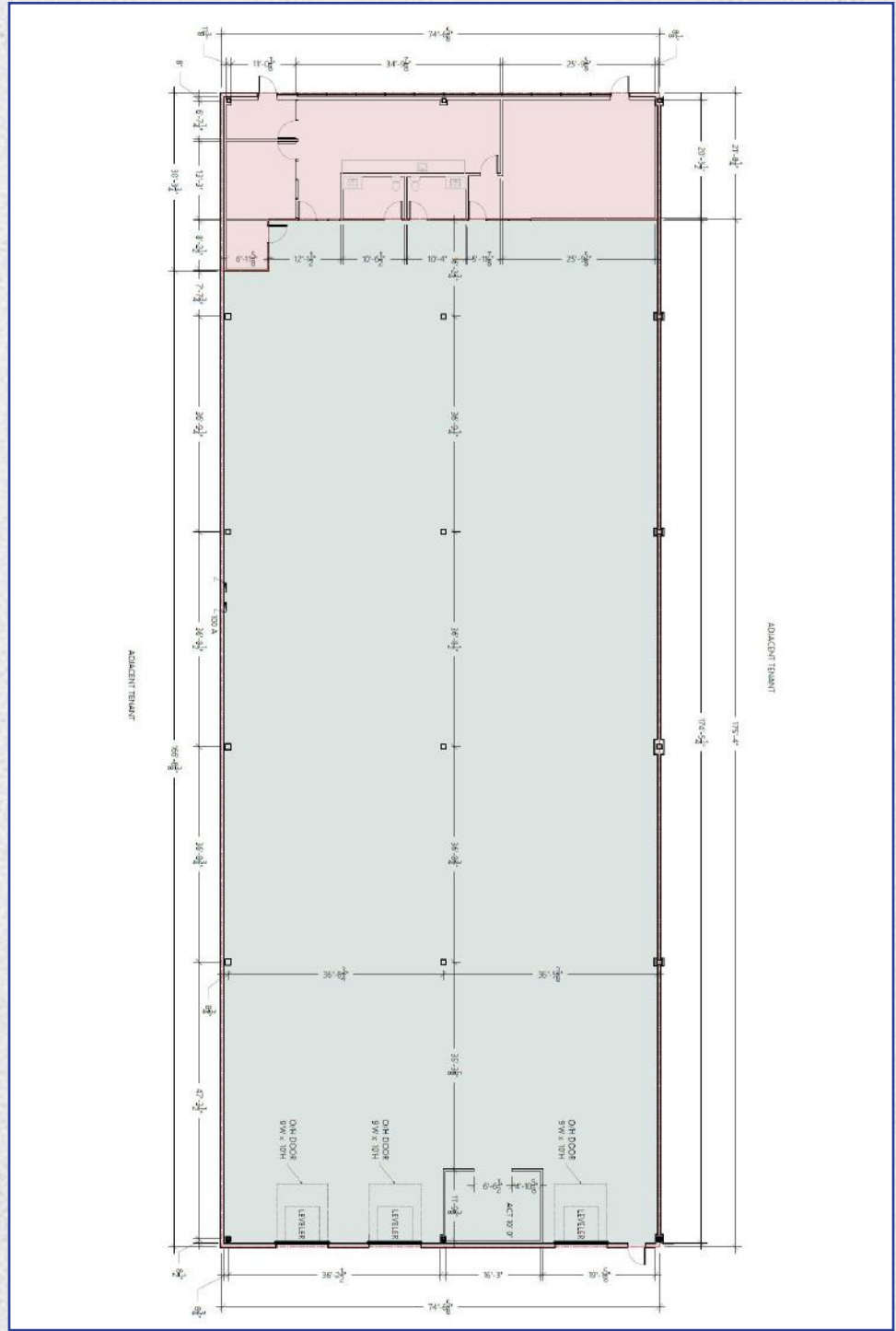


PROPERTY DETAILS

| | | |
|-------------------------|-------------------------------|------------------|
| Rentable Area: | Office: | ±1,721 SF |
| | Warehouse: | ±13,039 SF |
| | Total Rentable Area: | 14,760 SF |
| Loading: | 3 x Dock w/ Levelers (9'x10') | |
| Ceiling Height: | 28'6" Clear | |
| Power: | 200 Amp, 600 Volt, 3 Phase | |
| Operating Costs: | \$3.50 PSF + Mgmt Fee | |
| Lease Rate: | Market | |
| Availability: | Immediately | |

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, Building B Unit 104, 10725 25 Street NE, Calgary AB

19,637 SF Office & Warehouse Distribution Space for Lease

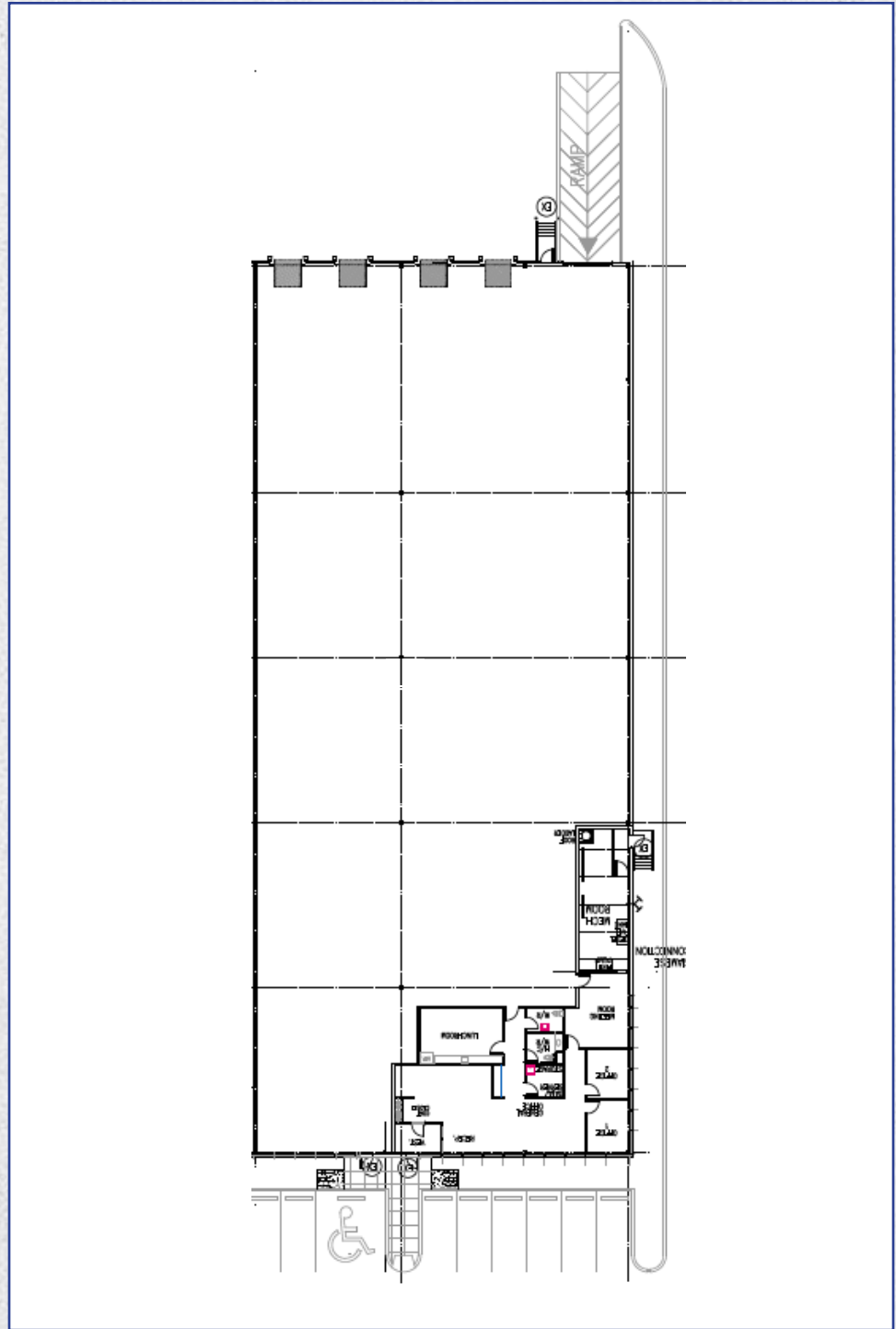


PROPERTY DETAILS

| | | |
|-------------------------|-----------------------------|------------------|
| Rentable Area: | Office: | ±2,000 SF |
| | Warehouse: | ±17,637 SF |
| | Total Rentable Area: | 19,637 SF |
| Loading: | 4 x Dock, 1 x Drive-in | |
| Ceiling Height: | 28' Clear | |
| Power: | TBV | |
| Operating Costs: | \$3.87 PSF + Mgmt Fee | |
| Lease Rate: | Market | |
| Availability: | April 1, 2024 | |

PROPERTY HIGHLIGHTS

- End-cap unit with high exposure along Barlow Trail NE
- Ample double row parking
- Dock and drive-in loading
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport



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





NORTH EAST

BY SKYLINE

Managed by



Marketed by



Luke Hamill

Senior Vice President
403 294 5707
luke.hamill@cbre.com
*Lead Broker

Evan Renwick

Associate Vice President
403 750 0807
evan.renwick@cbre.com
*Lead Broker

Iain Ferguson

Vice Chairman
403 750 0803
iain.ferguson@cbre.com

Blake Ellis

Associate Vice President
403 750 0519
blake.ellis@cbre.com

Cameron Woods

Associate Vice President
403 303 4562
cameron.woods@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.