



SOUTH EAST

BY SKYLINE



Gateway 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. Gateway Business Park sets the standard for connectivity within Southeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, exposure and building specifications provides versatility for all Industrial businesses. Strategically located at the gateway of the Foothills neighborhood, 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.

Gateway Business Park, Building B

Unit 121, 2634 45 Avenue SE, Calgary AB

13,682 SF Office & Warehouse Distribution Space for Lease

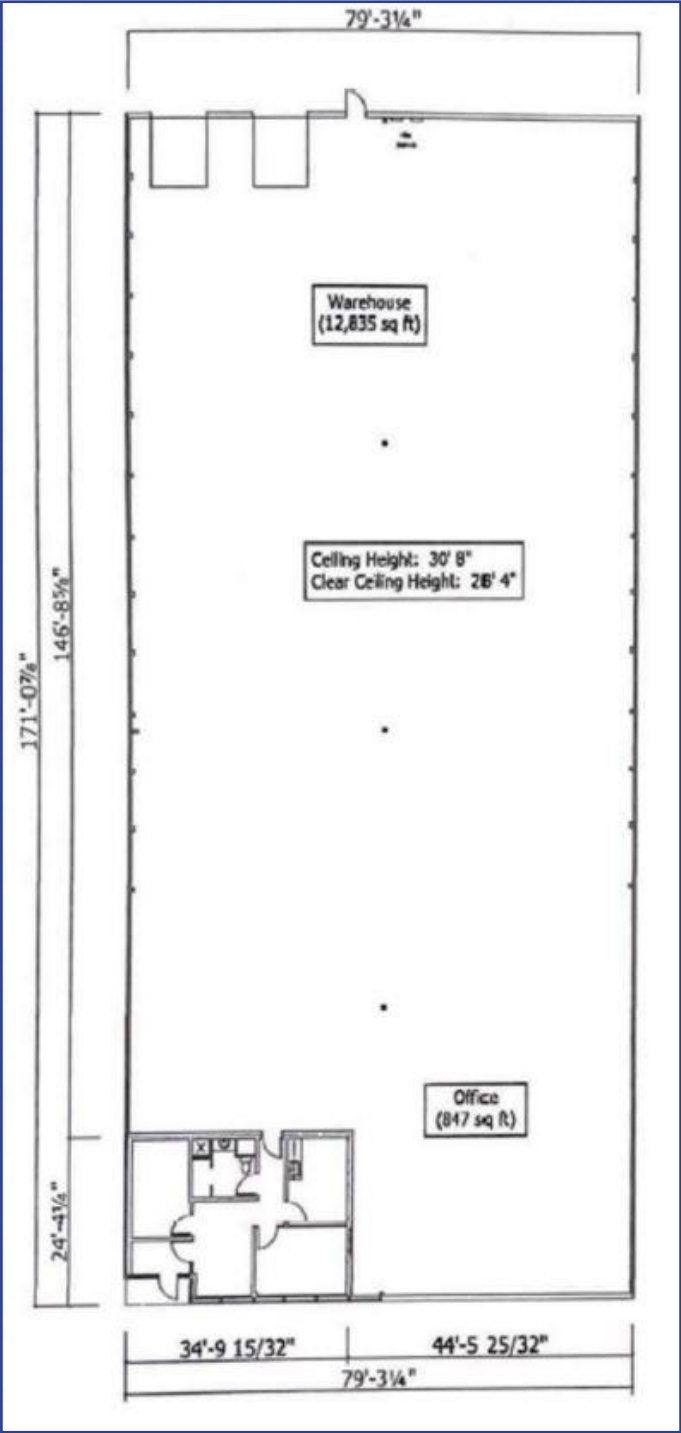


PROPERTY DETAILS

Rentable Area:	Office:	847 SF
	Warehouse:	12,835 SF
	Total Rentable Area:	13,682 SF
Zoning:	I-G (Industrial-General)	
Loading:	2 x Dock	
Ceiling Height:	28'4"	
Power:	200 Amps (TBV)	
Operating Costs:	\$4.23 PSF + Mgmt Fees (est. 2023)	
Lease Rate:	Market	
Availability:	July 1, 2023	

PROPERTY HIGHLIGHTS

- Well-appointed warehouse/office space in the highly desirable Gateway Business Park
- Unparalleled access to major thoroughfares including Barlow Trail, Peigan Trail and Deerfoot Trail SE (10 minutes to downtown Calgary)
- An abundance of double row employee parking
- Marshalling area for 53' trailer access
- Professionally managed business park with planned exterior/landscaping improvements



GATEWAY BUSINESS PARK

Gateway Business Park is situated at the NW entrance of the industrial park, a short distance off Deerfoot Trail with exposure to Peigan Trail SE. The Property is directly adjacent to a cluster of several food and beverage establishments to the west, residential community of Dover to the north and primarily mid to large-bay industrial tenancies to the south.





SOUTH 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.