



INDUSTRIAL LISTINGS

December 2022



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For lease & sublease Industrial



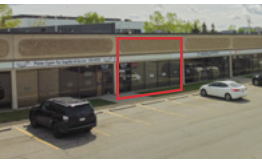







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South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
6143 4 Street SE, Bay 8	Manchester										Brody Butchart	
											Kaile Landry	
											Jamie Coulter	
LEASED												
6143 4 Street SE, Bay 13		Manchester	I-G	3,072	\$13.00	\$6.68	1 Dock door	14'	100 amp	-	Located in Manchester Close to major amenities Good access to Macleod Trail and Blackfoot Trail Ample parking at the front and back of each bay Central location Well appointed office layout 2 washrooms and kitchenette	Brody Butchart
											Kaile Landry	
											Jamie Coulter	
6143 4 Street SE, Bay 9		Manchester	I-G	4,608±	Reduced Rate	\$6.68 PSF	2 dock door	14' clear	200 Amp	-	REDUCED RATE Located in Manchester. Close to major amenities. Good access to Glenmore Trail and Blackfoot Trail. Ample parking at the front and back of each bay. Central location Bright open showroom Includes two washrooms and a kitchenette.	Brody Butchart
					\$12.00 PSF						Kaile Landry	
					\$10.00 PSF						Jamie Coulter	
239 61 Avenue SE, Bay 2		Manchester	I-C	3,750	Market	\$6.02	2 - 12' x 14' Drive-in door	16' clear	100 amp	Sublease expires: January 2027	Rare industrial condo bay with drive through warehouse. Ideal for automotive use subject to landlords discretion. Highly visible unit with easy access to Macleod Trail, Glenmore Trail and Blackfoot Trail. The space can be used for auto major.	Aaron Gunn
							1 - 16' x 14' Drive-in door				Tyler Guluche	

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
4250 Ogden Rd SE												
<div>New Listing</div> 	Alyth/ Bonnybrook	I-G	6,646±	\$14.00	\$6.77	Four (4) Drive-in 1-12' x 20' 1-12' x 10' 2-12' x 14'	23'	800amp/ 600 volt (TBV)	-	ALSO FOR SALE Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout. Trench drain in the warehouse Close proximity to central markets and Foothills Close proximity to Calgary Transit bus 24, 147,302. Good access to Deerfoot Trail, Blackfoot Trail, and Glenmore Trail.	Aaron Gunn	
											Tyler Guluche	
8716 48 Street SE												
	South Foothills	I-G	12,900± SF on 4.23 ± acres	\$25,000/ mo + gross + utilities	TBV	2 - Drive in (18'(h) x 14'(w)) 2 - Drive- through (18 (h)'x14' (w))	20' Clear	Main building: 400 amp, 480 volts 2nd building: 200 amp, 208 volts	5 years	Corner site with three access points. Large acreage with heavy compacted yard. Main building is equipped with LED lights, 5 office space, 1 lunchroom, 2 washrooms, 1 boardroom, data room and 1 shop office. Main shop building measures 80' long x 80' wide. 2nd building/storage measures 80' long x 40' wide with 18' high x 14' wide drive-in door. Mezzanine in warehouse.	Aaron Gunn	
											Tyler Guluche	







For lease & sublease Industrial

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South	North		Outside of Calgary											
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure		
3300 14 ST NE, Bay 7 	Franklin	I-G	2,705±	Market	\$7.34 TBV	1 Drive-in door (10'x10')	14.5'	200 amp	Sublease Term: 1 year left with renewal options	FOR SUBLEASE Well designed space, currently set up as a microbrewery with nearly \$200,000 in space upgrades. Includes chiller room and outdoor patio. Trench drainage in the warehouse Located in a well maintained building, near a few similar uses. Two blocks from Marlborough Mall offering access to transit and many retail and entrainment amenities.	Aaron Gunn Tyler Guluche			
2135 32 Ave NE, Bay 10 	South Airways	I-C	2,833±	Market	\$6.51 (2022)	1 Drive-in (12' x 14')	15'	-	3-10 years	Great location on 32nd Ave and 19th St NE. 50/50 warehouse/office split. Functional office layout (reception, lunch room,and 3 offices). Drive-in loading door. Zoned Industrial Commercial allowing for a wide range of uses. Ample parking	Brian West Connor West			
2135 32 Ave NE, Bay 12 	South Airways	I-C	2,822±	\$14.00	\$6.51	1 Drive-in Door (12x14) TBV	16' clear	200 amp 120/208v/3phase	Sublease expires: December 31, 2024	FOR SUBLEASE Great location with excellent exposure to 32nd Ave NE and 19th Street NE. Zoned I-C (industrial commercial) allowing for a wide range of uses. Drive-in loading door. Nicely developed office area with a large boardroom,kitchen, individual offices and bullpen area. Ample parking available on site at front and rear of the building.	Brian West Connor West			
110-1915 27 Ave, NE 	South Airways	I-G	3,836	Reduced Rate \$10.00 PSF	\$6.49 PSF	1 drive-in (12x14)	18' clear	200 Amp (TBV)	5 years preferred	REDUCED RATE Busy high traffic location with plenty of restaurants and business in the area. Large bonus Mezzanine area at no charge. Ample assigned parking (8 stalls). Near Sunridge Shopping Centre, Peter Lougheed Hospital, Calgary International Airport, golf course, LRT and public transportation.	Kaile Landry Jamie Coulter Brody Butchart			
2135 32 Avenue NE Bay 7 & 8 	South Airways	I-C	5,612±	Market	\$6.51	2 Drive-in doors (12'x14')	15'	-	3-10 years	Great location on 32nd Ave and 19th St NE. Quality office layout. Drive-in loading doors. Zoned Industrial-Commercial allowing for a wide range of uses 2,525 SQ FT of office space 3,087 SQ FT of warehouse space. Virtual tour available	Brian West Connor West			

For lease & sublease Industrial

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South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
760 Highfield Dr												
	Carstairs	I-1 (Light Industrial)	3,240 (per bay)	\$10.50	\$3.50	1 drive-in door (12' x 16') (per bay)	22' clear	200 amp, 120/208 volt, 3 ph	TBV	ONLY 2 LEFT! Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. Parking - 6 stalls per bay. Yard Space - 1,000± sq. ft. per bay. Full office and mezzanine build out to clients specifications available by on site project management team. Clean and Functional Warehouse. OCCUPANCY AVAILABLE IMMEDIATELY! ALSO FOR SALE!	Brian West Connor West	
285145 Wrangler Rd												
<div>New Listing</div> 	Rocky View Country	DC-76 (Direct Control)	4,800± with 7,500± Yard	\$15	\$6.34 TBV	16' x 14' powered dual drive in doors	26'-29 sloped	200amp @ 208 volt	30 day notice	Located in busy industrial area. Rear drive around secured yard area partially paved with 2 access points. Lower taxes in Rocky View New washrooms and Kitchenette. Infrared heaters in shop. Floor drain Easy access to Barlow Trail SE, Glenmore Trail SE, Stoney Trail SE and 52nd Street SE	Aaron Gunn Tyler Guluche	
235145 Wrangler Dr												
	Rocky View Country	DC76	14,244+/-	Market	TBD	2 drive-in (14'W x 16'H)	Variable; 24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rockyview ALSO FOR SALE!	Brian West Connor West	




For sale Industrial

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Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
202 Canal Court, Unit E												
	Starthmore	M1 (Light Industrial District)	1,920±	\$329,900	-	Drive-in (16' x 14')	18'	TBV	\$2,564.74 (2022)	Incredible opportunity to buy industrial condo with bonus mezzanine. Pavement in front of building and graveled in the back. Close proximity to Starthmore Home Hardware, Walmart Supercentre, Co-op grocery store, and Strathmore District Health Services (Hospital). Sump. Mezzanine 510 ± SF	Aaron Gunn Tyler Guluche	
760 Highfield Dr												
	Carstairs	L-I (Light Industrial)	3,240 (per bay)	PRICE REDUCED! \$644,760 \$624,900	3,240± SF per bay	1 bay door per bay (12' x 16')	22' clear	200 amp, 120/208 volt, 3 ph	TBV	Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 2 Bays - 3,240 SF each (24' x 135' F). Potential for 1,200 sq. ft. mezzanine per bay Scramble parking. Clean and Functional Warehouse. Occupancy available immediately.	Brian West Connor West	
4250 Ogden Road SE												
	Alyth/Bonnybrook	I-G	6,646±	Market	1	Four (4) Drive-in 1-12' x 20' 1-12' x 10' 2-12' x 14	23'	800amp/ 600 volt (TBV)	\$39,300 (2022)	ALSO FOR LEASE Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout. Trench drain in the warehouse Close proximity to central markets and Foothills Close proximity to Calgary Transit bus 24, 147,302. Good access to Deerfoot Trail, Blackfoot Trail, and Glenmore Trail.	Aaron Gunn Tyler Guluche	
235145 Wrangler DR												
	Rocky View County	DC76	14,2400 ±	\$4,500,000	3.52	2 drive-in (14'W x 16'H)	24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rockyview	Brian West Connor West	

For sale Land

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Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
 <p>292018 Wagon Wheel Link</p>	Rocky View County	DC-99	5.19	\$3,500,000	\$674,374	Plan 0810343, Block 3, Lot 1	BACK ON MARKET Site services include electric and natural gas at property line. Zoned DC-99 allowing a wide range of variety of uses. Property can be subdivided into two lots of 2.5 and 2.69 acres. Excellent access to HWY-2.	Brian West Connor West	
 <p>Carstairs Commercial Land</p>	Carstairs	I-1 (Light Industrial)	7.02	\$2,485,000	\$350,000	TBV	Site services include town water and sewer; underground electricity, natural gas and telephone. Paved roads. All levies paid. Excellent access to Hwy #2 (QE II). Located 30 minutes, 46 kms, North of Calgary. Owner will install all Services.	Brian West Connor West	
 <p>Wheatland County</p>	Wheatland County	I-G	11.95	\$1,099,400 \$899,000	\$75,230	Plan: 1310586 Block: 1 Lot: 5	REDUCED PRICE Site services include electric and natural gas at property line. Located 25 minutes (37 km) East of Calgary, in between Strathmore and Chestermere. Excellent access to Trans Canada Highway (Hwy-1).	Brian West Connor West	
 <p>285110 Glenmore Trail</p>	Rocky View County	A-GEN (Agricultural, General District)	90.9±	Market	-	Pla 1820AM, Block Z	EXCELLENT EXPOSURE & PRIME LOCATION Located in the developing area just east of Calgary City limits surrounded by various existing and future commercial and industrial parks. Ideally positioned for a major commercial/retail development that can benefit from the success and traffic draws of the existing developments. Subject land parcel is within the Janet Area Structure Plan part of Phase 2. Amazing Exposure with 1/2 mile front on Glenmore Trail and easy accessed through a controlled intersection on Glenmore Trail and 100 Street. As a result of its unique geography and access to major transportations systems, the area is poised to become a flagship Mixed Use location serving local and regional needs.	Jamie Coulter Brody Butchart Kaile Landry	



For sale Land

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Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
Hwy 2 & Hwy 27 	Mountain View County	Agriculture	126	\$3,150,000	\$25,000	NW 36-32-1-5	MAJOR PRICE ADJUSTMENT! Vendor will consider a variety of options: Lease Back, Design Build, Joint venture, or VTB. Located in the 2/27 Area Structure Plan permitting commercial + light industrial use. 40 min North of Calgary on Highway 2 at the Highway 27 intersection. Ideally situated for Oil & Gas service firms, Transportation and DC Services, Agricultural or Automotive Dealerships or Services.	Brian West Connor West	
Hwy 27 & Hwy 2A 	Olds	UR	150	\$4,488,000	\$30,000	SW 1/4, Section 4, Township 33, Range 1, West of the 5th Meridian	Located within the Town limits. Adjacent to existing Residential & Commercial development and Olds College. Town services and utilities are at the property line. 7 kilometers west of Hwy 2. Frontage on both Hwy 27 and Hwy 2A.	Brian West Connor West	
5901 49 Ave 	Olds	LI	6.72	\$775,000	\$115,327	Plan 1012999, Block 3, Lot 5	DEVELOPMENT LAND Located in the established industrial area in South East Olds. Quickly growing commercial node of Olds with easy access to the highway. Services at the property line with sub division potential. Only three blocks from Olds College. Surrounded by existing development including Sundial Growers, Shor Gain, Westeel, Rising Compressor and Fortis Alberta.	Jim Balfour	

Investment Sales Industrial

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Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
1-1420 40 Ave NE 	McCall	I-G	5,650+/-	\$925,000 \$850,000	Auto User on Main Floor - 3,850+/- SF. Place of Worship on Second Floor - 1,800+/- SF. Security system in place. Parking lot sidewalk and roof recently replaced. LED exterior lights newly installed. Equipment negotiable. Good access to McKnight Blvd, Deerfoot Trail & Barlow Trail NE. Close proximity to YYC International Airport.	Kaile Landry	

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