



INDUSTRIAL LISTINGS

February 2023



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For lease & sublease Industrial



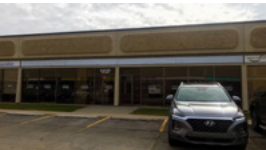

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South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
6115 4 Street SE, Bay 6		Manchester	I-G	2,304	\$13.00	\$6.60	1 Drive-in	14' clear 10'x12'	-	5-10 years	Unit layout includes 3 private offices, bullpen space, 2 washrooms, a reception area and warehouse space. Central location close to major amenities. Quick access to Macleod Trail SE & Blackfoot Trail SE. Ample parking at the front and back of each bay. Drive-in loading. Available April 1, 2023.	Brody Butchart
New Listing												Kaile Landry
												Jamie Coulter
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 1-4		Manchester	I-G	3,464-9,323	\$13.00	\$6.60	3 Dock-door	14' clear	400 amp (TBV)	5 years	MULTIPLE DEMISING OPTIONS. Located in a well maintained building with great signage. Central location close to major amenities. Quick and easy access to Macleod & Blackfoot Trail SE. Includes 3 perimeter offices, 2 interior office, boardroom, 3 meeting rooms, lab, kitchen, warehouse area, open work area. Move-in ready and well suite for small businesses that require a mix of open and office area. Ample parking at the front and back of each bay. Dock loading.	Brody Butchart
New Listing												Kaile Landry
												Jamie Coulter
4250 Ogden Rd SE		Alyth/Bonnybrook	I-G	6,646	\$14.00	\$6.77	4 Drive-in	\$23'	800 amp/600volt (TBV)	-	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..	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
1919 27 Avenue NE, Unit 119 	South Airways	I-G	2,142	\$12.00 PSF	\$6.49 PSF	Drive-in 10'x12'	20'clear	225 amp	3.5 years.	Busy high traffic location with plenty of restaurants and business in the area. Quick access to Trans Canada HWY 1, McKnight Blvd and Deerfoot Trail NE and Barlow Trail NE. Air-conditioned offices. Ample assigned parking (4 stalls). Near Sunridge Shopping Centre, Peter Lougheed Hospital, Calgary International Airport, golf course, LRT and public transportation.	Kaile Landry Jamie Coulter Brody Butchart	
3 Skyline Crescent NE, Unit 5 	Skyline	I-G	2,600	\$12 PSF	\$5.15	Ramped Drive-in 14'x12'	18'clear	TBV	Negotiable	Unit located in a well maintained building on a corner lot. Garbage and Recycling included in Op Costs Rate includes new flooring and paint 2 covered stalls included with unit, ample street parking. Racking negotiable. Conveniently located just off of Deerfoot Trail NE and McKnight Blvd NE with quick and easy access to major thoroughfares. Close to various amenities, minutes to the Calgary International Airport, 15 minutes to downtown Calgary n 60 days possession	Kaile Landry Jamie Coulter Brody Butchart	
3300 14 ST NE, Bay 7 	Franklin	I-G	2,705±	Market	\$7.34 PSF (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 entertainment amenities.	Aaron Gunn Tyler Guluche	
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	

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
<div>3510 29 Street NE, Unit 120A</div> <div>New Listing</div> <div></div>	Horizon	I-G	4,722	\$9.50 PSF	\$7.05 PSF	-	-	-	Sublease expiry: July 31, 2025	Approved 'Instructional Facility' for up to 100 individuals. 2nd floor office space with 4 classrooms, 3 offices, reception area, 3 in-suite washrooms, kitchen, storage room, and lunchroom. Close proximity to public transit and C-Train with immediate access to 32 Avenue NE, 36 Street NE, Barlow Trail & Deerfoot Trail NE. . Available immediately	Brody Butchart Kaile Landry Jamie Coulter	
<div>2135 32 Avenue NE Bay 7 & 8</div> <div></div> <div></div>	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												
	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	-	BACK ON MARKET 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												
	Strathmore	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 Strathmore 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 Acres	4 Drive-in	23'	800amp/ 600volt (TBV)	\$39,230.05	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..	Aaron Gunn Tyler Guluche	
235145 Wrangler DR												
	Rocky View County	DC76	14,2400 ±	\$4,600,000	3.52	2 drive-in (14'W x 16'H)	24' - 26'	400 amp	-	BACK ON MARKET 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 Rocky View County	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
292018 Wagon Wheel Link 	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	
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	
Carstairs Commercial Land 	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	
Wheatland County 	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	



For sale Land

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Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
2020 100 Avenue NE									
	Freeport Industrial Park	I-G	37.31±	Market	-	Plan 920HT, Block A	DEVELOPMENT SITE FOR SALE Services at property line. Zoned Industrial General (I-G). Excellent access to Deerfoot Trail. Located 1 block north of Airport Trail NE at 19th Street NE. Surrounded by new development including Oxford Airport Industrial Park, Loblaws distribution, Sleeman's Brewery, Brandt Machinery and Hotels.	Jim Balfour Aaron Gunn	
285110 Glenmore Trail									
	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.	Jamie Coulter Brody Butchart Kaile Landry	
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	

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	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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