



FOR SALE

CBRE

6130

4TH STREET SE

NATIONAL INVESTMENT TEAM | CALGARY

THE OFFERING

6130 4th Street SE is an excellent opportunity to acquire a multi-tenant industrial building located in Calgary's inner-city Manchester Industrial district with a total of 66,682 SF. The Property's desirable central location and smaller bay sizes results in a large potential tenant pool seeking a flex-industrial with rare 53' trailer access.

OFFERING PROCESS

6130 4th Street SE is being offered for sale without a list price or a fixed-date for the submission of expressions of interest. The vendor is now prepared to respond to expressions of interest to purchase. The vendor reserves the right to withdraw the Property from the market or to select a date for the submission of offers to purchase the Property at any time in the future without notice. Following the execution of the vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property

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INVESTMENT HIGHLIGHTS



IDEAL PROPERTY TYPE

Excellent opportunity to acquire a 66,682 SF small-bay industrial building in Calgary



EXCELLENT INNER-CITY LOCATION

Situated in the Manchester Industrial district, the Property has efficient access to the City's major transportation routes, close proximity to downtown and Chinook Mall



INCOME GROWTH

Strong remaining lease term of 3.7 years and in-place net rents which are 2.7% below market provide near-term stability with income upside to the purchaser



STRONG LEASABILITY

Flexible bay sizes of 1,300, 3,800, and 5,200 square-feet accommodating a wide variety of tenant requirements

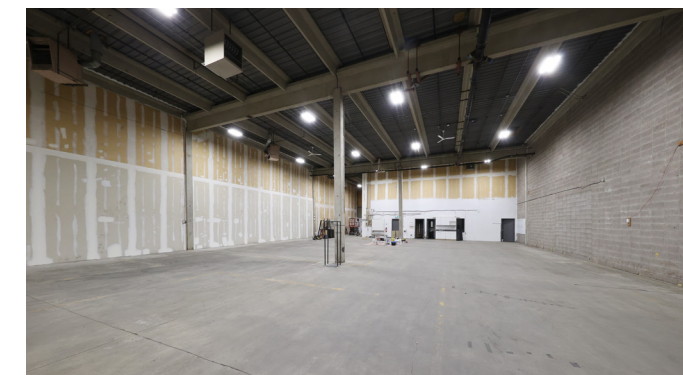


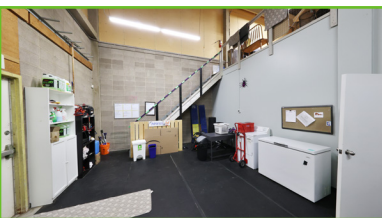
PROPERTY DETAILS

MUNICIPAL ADDRESS	6130 4 th Street SE, Calgary, AB
LEGAL DESCRIPTION	Plan 922LK; Lot 5
TOTAL NRA	66,682 SF
YEAR BUILT	1971
SITE SIZE	3.43 Acres
LAND USE DESIGNATION	I-G (Industrial - General)
CLEAR HEIGHT	22' Clear

FINANCIAL DETAILS

CURRENT OCCUPANCY	84.4%
# OF CURRENT TENANTS	7
WEIGHTED AVG. IN-PLACE RENT	\$9.23 PSF
WEIGHTED AVG. MARKET RENT	\$9.58 PSF
WALT	3.7 Years
EXISTING FINANCING	Treat as Clear Title





FOR MORE INFORMATION, PLEASE CONTACT:

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