

CANAL INDUSTRIAL PARK

6980 108TH AVENUE SE



THE OFFERING

CBRE Limited is pleased to provide the opportunity to acquire Canal Industrial Park (the "Property"), located in Calgary's Dufferin North Industrial Park. The Property is comprised of a 226,897 SF multi-tenant building, 16.04 acres of excess land adjacent to the building and an additional 15.66 acre land parcel. The industrial building and the excess land are included on a single title, while the additional land parcel is divided into 17 lots.

NATIONAL INVESTMENT TEAM - CALGARY

CBRE



INVESTMENT HIGHLIGHTS

- Rare opportunity to acquire a fully-leased investment-grade industrial asset in Calgary
- 226,897 SF building leased to two credit tenants with a weighted average rent of \$4.90 PSF, providing mark-to-market upside
- Property includes an additional 31.7 acres of fully-serviced development land
- Situated in Calgary's Dufferin North Industrial Park, providing efficient access to the major roadways of Stoney Trail, 52nd Street SE, Glenmore Trail and Deerfoot Trail



PROPERTY OVERVIEW		
Legal Address	Building & Adjacent Excess Land:	0713248; 6; Lot 1
	Additional Land Parcels:	0713248; 5; Lots 1-17
Site Size	Building:	8.90 Acres
	Adjacent Excess Land:	16.04 Acres
	Additional Land Parcels:	15.66 Acres
	Total:	40.60 Acres
Land Use	All Sites:	I-G (Industrial General)

BUILDING DETAILS	
Address	6980 108 th Avenue SE
NRA	226,897 SF
Year Built	2008
Clear Height	28 ft.
Loading	33 Dock Doors, 1 Drive-In Door
Typical Column Grid	40 ft. x 55 ft.
Power	2000 Amps, 347/600 Volt
Sprinkler System	ESFR
W.A. In-Place Net Rent	\$4.90 PSF
W.A. Lease Term	2.9 Years
Tenants	Electrolux (173,423 SF) Dawn Food Products (53,474 SF)

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OFFERING PROCESS

Canal Industrial Park is being offered without a list price and a bid date of 2:00 PM MDT June 19th, 2018. Following the execution of the Vendor's form of confidentiality agreement, CBRE Limited will provide qualified prospective purchasers with access to detailed information for the Property.



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