

THE OFFERING

CBRE Limited, on behalf of its client, is pleased to offer for sale a 100% leasehold interest in Airport Park, a 100% freehold interest in 85 & 89 Freeport Boulevard NE and a 100% freehold interest in 7007 54th Street SE located in Calgary, Alberta (collectively the "Portfolio"). The Portfolio encompasses eleven Class 'A' industrial buildings totaling approximately 1.2 million SF. Airport Park is situated on land leased from the Calgary Airport Authority until September 2051, with a further 15 year renewal option.







INVESTMENT HIGHLIGHTS

INVESTMENT-GRADE PORTFOLIO

▶ Rare opportunity to acquire a portfolio of eleven Class 'A' industrial assets in Calgary totaling approximately 1.2 million SF

STRONG FINANCIAL METRICS

► The Portfolio is currently 96.0% occupied by a strong tenant-mix with more than 4 years of lease term remaining and contractual rent steps

EXCELLENT LOCATION

Nine buildings are situated in the NE quadrant providing efficient access to the Calgary International Airport, with the remaining two properties located in the SE, with excellent access to major roadways and the CP Intermodal Yard

SOLID MARKET FUNDAMENTALS

Calgary's industrial market has experienced more than 3.4
million SF of positive net absorption over the last 12 months







7007 54TH STREET SE – BLDG C







89 FREEPORT BOULEVARD NE 7007 54TH STREET SE – BLDG D

PROPERTY DETAILS

	AIRPORT PARK	85 & 89 FREEPORT BLVD NE	7007 54 TH STREET SE	TOTAL
TOTAL NRA	792,206 SF	207,664 SF	1 <i>77</i> ,543 SF	1,177,413 SF
BUILDING COUNT	7	2	2	11
AVG. BAY SIZE	22,634 SF	51,916 SF	22,193 SF	25,051 SF
# OF TENANTS	33	3	7	43
TOTAL SITE SIZE	39.98 Acres	10.26 Acres	9.60 Acres	59.84 Acres
CLEAR HEIGHT	24 ft 28 ft.	24 ft 28 ft.	28 ft.	24 ft 28 ft.
YEAR BUILT	2007 - 2015	2007	2008	2007 - 2015

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OFFERING PROCESS

The Institutional Industrial Portfolio is being offered for sale without a list price. Interested prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before:

2:00 pm MST on October 8th, 2019.

Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Portfolio.





GARRY BERES

Vice Chairman 403 750 0522 garry.beres@cbre.com

TYLER ALLEN

Associate Vice President 403 750 0521 tyler.allen@cbre.com

DUNCAN MACLEAN

Senior Vice President 403 750 0800 duncan.maclean@cbre.com

GREG JOBAGY

Director, Financial Analysis 403 750 0515 greg.jobagy@cbre.com

RICHIE BHAMRA

Senior Vice President 403 303 4569 richie.bhamra@cbre.com

DREW REDEKOPP

Senior Financial Analyst 403 750 0504 drew.redekopp@cbre.com

GEOFF MAR

Senior Vice President 403 750 0512 geoff.mar@cbre.com

THOMAS LEE

Financial Analyst 403 716 2346 thomas.j.lee@cbre.com

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