



# INSTITUTIONAL INDUSTRIAL PORTFOLIO

'A' CLASS CALGARY INDUSTRIAL PORTFOLIO

## 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 54<sup>th</sup> 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.



**AIRPORT PARK**



**85 & 89 FREEPORT BOULEVARD NE**



**7007 54<sup>TH</sup> STREET SE**

## 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



**AIRPORT PARK - BLDG A, B & C**



**85 FREEPORT BOULEVARD NE**



**7007 54<sup>TH</sup> STREET SE - BLDG C**



**AIRPORT PARK - BLDG D, E, F & G**



**89 FREEPORT BOULEVARD NE**



**7007 54<sup>TH</sup> STREET SE - BLDG D**

## PROPERTY DETAILS

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

## 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 8<sup>th</sup>, 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.

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