

YYC GLOBAL LOGISTICS CENTRE

- 1 Phase I
- 2 Phase II
- 3 Phase III & IV



INVESTMENT OPPORTUNITY
57.9 ACRE PROJECT, WITH 48.21 ACRES OF LAND REMAINING FOR DEVELOPMENT



PHASE I, II, III & IV

Capital Markets | National Investment Team Calgary





INVESTMENT HIGHLIGHTS

PHASE I, II, III & IV

- + Two, newly-constructed small-bay industrial building located adjacent to the Calgary International Airport
- + 66% of the total 277,645 SF is leased to a strong mix of tenants
- + Located on land leased from the Calgary Airport Authority, with a remaining term of more than 55 years
- + Efficient access to the Calgary International Airport as well as the major transportation routes of to Deerfoot Trail, Highway II
- + Rare opportunity to participate in an investment grade industrial development in Calgary's Northeast industrial market
- + A 57.9-acre project, with 48.21 acres of land remaining for development
- + Calgary's industrial market has been extremely resilient, posting 584,454 SF of positive absorption in Q2 2017
- + Currently there is only 1,072,752 SF of new construction expected to be delivered by 2019, positioning the industrial market for strong rental rate growth



PROPERTY DETAILS

PHASE I

- + 91,421 SF Building A and 136,224 SF Building B have a combined 55 dock doors and 7 drive-in doors
- + Each building features a 40' x 50' grid with 50' x 50' staging bay and a large 190' shared truck court
- + ESFR sprinklers, 2000 amp/600 volt power and 24' clear height

PHASE II – PROPOSED DETAILS

Size:	121,600 SF (+/- 5%-10% Office)
Site Area:	6.88 Acres (Building C only)
Bay Size:	152' x 50'; 50' x 50' dock bay; 50' x 50' typ.
Clear Height	24'
Dock:	Fifty (50) 9' x 10' O/H doors, Rear Load, Concrete Apron, 48" high with complete dock package
Ramps:	Four (4) ramps with six (6) 10' x 12' O/H doors, concrete paved with retaining walls
Truck Court:	120' with (50' concrete apron) at dock; separate truck and trailer entrance from the auto parking.

PHASE III & IV – POTENTIAL

	Rentable Area	Land Area
Phase 3:	351,450 SF	16.84 Acres
Phase 4:	505,900 SF	21.32 Acres
Total:	857,350 SF	38.16 Acres

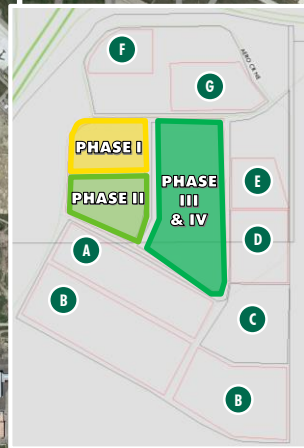
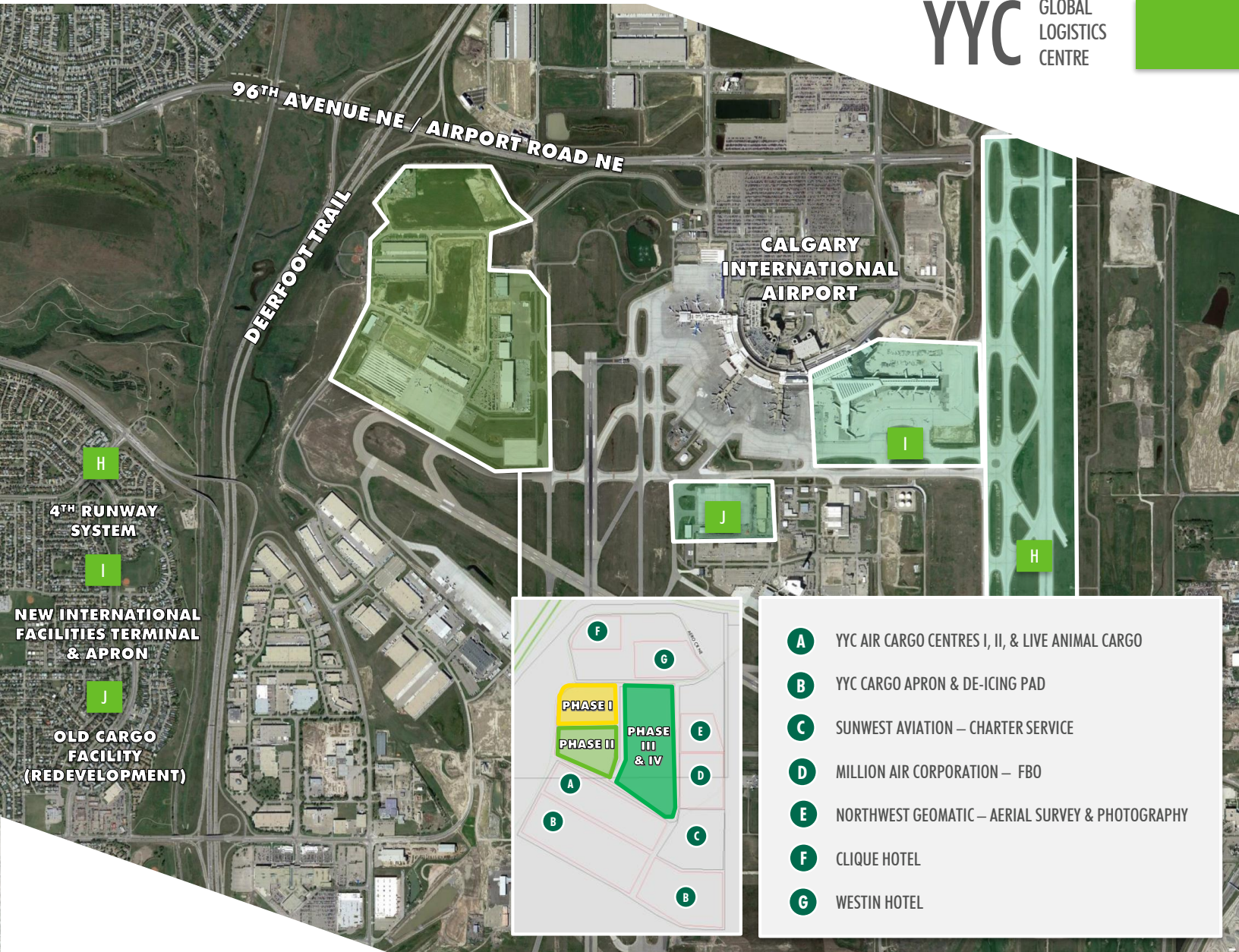


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LOCATION MAP

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- A** YYC AIR CARGO CENTRES I, II, & LIVE ANIMAL CARGO
- B** YYC CARGO APRON & DE-ICING PAD
- C** SUNWEST AVIATION – CHARTER SERVICE
- D** MILLION AIR CORPORATION – FBO
- E** NORTHWEST GEOMATIC – AERIAL SURVEY & PHOTOGRAPHY
- F** CLIQUE HOTEL
- G** WESTIN HOTEL



OFFERING PROCESS

The Property is being offered for sale without a list price and no fixed date for submission of interest. The Vendor is prepared to respond to expressions of interest to purchase the property as they are received. The Vendor reserves the right to implement a tender process in the event that it elects to do so at a later date.



FOR MORE INFORMATION PLEASE CONTACT:

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