

CBRE

CENTRE SIXTY ONE

FULLY-LEASED BEST OF CLASS INDUSTRIAL

4216 61ST AVENUE SE

NATIONAL INVESTMENT TEAM | CALGARY



THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE" or the "Advisor") and 4216 – 61st Avenue SE Inc. (the "Vendor") are pleased to offer for sale a 100% freehold interest in 4216 – 61st Avenue SE, Calgary, Alberta, (the "Property" or "Centre Sixty One"). The Property is being offered for sale on a clear title basis.

Centre Sixty One offers prospective purchasers a rare opportunity to acquire a well-located, fully-leased rail serviced industrial building in the established southeast industrial node of Foothills Industrial Park. The Property is located in the heart of the southeast industrial area within The City of Calgary, providing proximity to Stoney Trail (Calgary's ring road), Glenmore Trail, and Deerfoot Trail. The location has established itself as a distribution and warehouse hub for Western Canada. In addition to efficient transportation access, the Property offers tenants the flexibility of both large and small bay units.

INVESTMENT HIGHLIGHTS



Rare opportunity to acquire a recently renovated, 257,383 SF distribution and warehouse facility situated within Calgary's Foothills Industrial node with rail spur access and in proximity to major transportation routes



Fully-leased to five tenants with a weighted average remaining lease term of 6.4 years and an average in-place rent of \$6.33 PSF



The Calgary industrial market has seen 4.1M SF of positive absorption in the last two quarters alone, dropping the vacancy rate to 4.7% as of Q2 2021, the largest two quarter absorption total in over 15 years

PROPERTY DETAILS

MUNICIPAL ADDRESS	4216 61 st Avenue SE
LEGAL DESCRIPTION	Plan 7410843; Block 5; Lot 6
PROPERTY TYPE	Multi-Tenant Industrial
YEAR BUILT	1976, 2019 (Renovated)
SITE SIZE	9.54 Acres (415,672 SF)
NRA	257,383 SF
LAND USE DESIGNATION	I-G (Industrial - General)
CLEAR HEIGHT	22' Clear
LOADING	27 Front Loading Dock Doors 23 Rail Loading Dock Doors 4 Drive-In Loading Doors

FINANCIAL DETAILS

NUMBER OF TENANTS	5
OCCUPANCY	100%
WEIGHTED AVG. IN-PLACE RENT	\$6.33 PSF
WALT	6.4 Years



OFFERING PROCESS

Centre Sixty One is being offered for sale without a list price. Prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before **12:00 noon** on **October 14, 2021**.

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement ("PSA") for the Property, as appropriate, with the successful bidding entity. None of the initial offers, regardless of their forward content will create any binding legal obligations upon the Vendor or CBRE.





DOWNTOWN CALGARY

DEERFOOT TRAIL

50TH AVENUE SE
CN SARCEE INTERMODAL YARD

BARLOW TRAIL SE

40TH STREET SE

61ST AVENUE SE

45TH STREET SE

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