

# 8919 Barlow Trail SE

CALGARY, AB

CBRE

For  
Sale:

SIGNIFICANT,  
95-ACRE INDUSTRIAL  
DEVELOPMENT SITE

NATIONAL INVESTMENT TEAM | CALGARY



BARLOW TRAIL SE (28,000 VPD)

GLENMORE TRAIL (32,000 VPD)



### The Offering

CBRE's National Investment Team -Calgary, on behalf of Prudential Steel Ltd., is pleased to offer for sale 100% interest in 8919 Barlow Trail SE (the "Property"). This is an exceptional opportunity to secure a fully-serviced, 95-acre industrial development site situated in the middle of Calgary's primary industrial node.

### Investment Highlights

- ▶ Largest, fully-serviced land parcel primed for industrial development to become available in southeast Calgary in over a decade
- ▶ Opportunity to acquire 95 acres in Calgary's most established and mature industrial node with considerable frontage onto Barlow Trail and Glenmore Trail SE
- ▶ Situated in Calgary's Shepard Industrial Park, providing excellent access to major transportation network including Glenmore Trail, Barlow Trail, Deerfoot Trail, 52<sup>nd</sup> Street SE and Stoney Trail
- ▶ In addition to its best of class access to the regional transportation network, the Property is less than 3km from the CPR Intermodal Facility
- ▶ Potential to generate revenue by leasing existing structures on a short-term basis
- ▶ Third-party developable land analysis and environmental reporting available to prospective purchasers for review

### Property Details

<b>Municipal Address</b>	8919 Barlow Trail SE
<b>Legal Description</b>	Plan 1211046; Block 2; Lot 2
<b>Site Size</b>	95.06 Acres (4,140,830 SF)
<b>Land Use District</b>	I - H (Industrial - Heavy)
<b>Area</b>	Shepard



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## Offering Process

8919 Barlow Trail SE 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 **November 30<sup>th</sup>, 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.

## For more information, please don't hesitate to contact:

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