

4605 - 4649 52ND AVENUE SE, 4707 - 4733 52ND AVENUE SE, 5003 - 5052 52ND AVENUE SE & 5211 - 5241 52ND STREET SE

Foothills North Industrial Portfolio

CALGARY, AB



CBRE

The Offering

CBRE's National Investment Team – Calgary ("CBRE"), on behalf of its client BK Prime Foothills North GP Inc. (the "Vendor"), is pleased to offer for sale a 100% freehold interest in Foothills North Industrial Portfolio (the "Property" or "Portfolio"). The Property is comprised of four institutionally managed industrial buildings totaling 617,821 SF of net rentable area and is situated in the established southeast industrial node of Foothills.

Foothills North Industrial Portfolio offers prospective investors an excellent opportunity to acquire a portfolio of well-located, distribution and warehouse facilities with rail spur access and in proximity to major transportation routes. The Property is 96% occupied with a weighted average remaining lease term of 3.3 years and contract rents 26% below market, offering significant mark-to-market upside. The Property is being offered for sale on a clear title basis.



Investment Highlights



ABILITY TO ACQUIRE SCALE

Comprising a total net rentable area of 617,821 SF across a mix of mid to large-bay product, the Portfolio provides investors the opportunity for a significant entry point into the Calgary market or enhance an existing portfolio base with flexibility of various bay sizes



SIGNIFICANT NEAR-TERM GROWTH

The Portfolio offers near-term mark-to-market upside with current average contractual rents nearly 26% below market. Featuring a weighted average remaining lease term of 3.3 years, the Portfolio provides investors with the opportunity capitalize on Calgary's strong rental rate growth environment



STRATEGIC LOCATION WITH EXCELLENT CONNECTIVITY

The Portfolio provides tenants with excellent exposure to 52nd Street SE (Calgary's heavy haul route) and offers immediate access to transportation thoroughfares including Glenmore Trail, Deerfoot Trail and the Stoney Trail Ring Road. Furthermore, the Portfolio offers tenants access to an active rail spur



INDUSTRIAL MARKET STRENGTH

The Calgary industrial market experienced another 2.0 million SF of net positive absorption in the second quarter of 2022, bringing the total year-to-date absorption to approximately 3.9 million SF. This has resulted in the overall vacancy rate dropping by more than 70 bps to 2.5% – the lowest point in nearly 14 years. Of the total net absorption this year, the southeast market accounted for roughly 35% of it, making it one of the most highly desired industrial nodes in the city



Property Information

	A	B	C	D
Address	Building A 4605 - 4649 52 nd Avenue SE	Building B 4707 - 4733 52 nd Avenue SE	Building C 5003 - 5052 52 nd Avenue SE	Building D 5211 - 5241 52 nd Street SE
NRA (SF)	220,471 SF	158,796 SF	163,554 SF	75,000 SF
Occupancy (%)	100%	100%	87%	100%
Land Use	I - G (Industrial General)			
Site Size	23.6 Acres			
Clear Height	28'	28'	28'	28'
Year Built	1998	1998	1998	1998
Loading	5 Drive-In, 23 Dock-Doors	4 Drive-In, 17 Dock-Doors	3 Drive-In, 9 Dock-Doors	14 Dock-Doors
Number of Tenants	3	3	1	1

Offering Process

Foothills North Industrial Portfolio is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

Prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before **2PM MDT on October 5th, 2022.**

DOWNTOWN CALGARY

CP RAIL ALYTH YARD

DEERFOOT TRAIL (159,000 VPD)

CN SARCEE YARD

PEIGAN TRAIL SE (17,000 VPD)

50TH AVENUE SE

52ND STREET SE (24,000 VPD)

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