

CBRE

National Investment Team  
CALGARY

46 - 58 AERO DRIVE NE | CALGARY, ALBERTA

# AERO DRIVE LOGISTICS CENTRE

CLASS 'A' INSTITUTIONAL INDUSTRIAL PORTFOLIO



## THE OFFERING

CBRE's National Investment Team – Calgary ("CBRE"), on behalf of its institutional client, is pleased to offer for sale a 100% leasehold interest in Aero Drive Logistics Centre (collectively, the "Property" or the "Portfolio"). The Portfolio encompasses five Class 'A' industrial buildings totaling 502,065 SF and is situated on land leased from the Calgary Airport Authority until June 2072.

Aero Drive Logistics Centre offers prospective investors the opportunity to acquire a portfolio of institutionally owned and managed industrial assets with a functional mix of small and mid-bay facilities. The Portfolio includes buildings which provide direct access to the YYC International Airport tarmac and to major transportation thoroughfares. The Property is 97% leased with contract rents 17% below market, providing mark-to-market upside.

## OFFERING PROCESS

Aero Drive Logistics Centre is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase the Portfolio. The Vendor is now prepared to entertain offers to purchase but reserves the right to select a bid date in the future without notice. 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.



## INVESTMENT HIGHLIGHTS



### DIVERSE TENANCY MIX WITH SIGNIFICANT UPSIDE POTENTIAL

The Portfolio is currently 97% leased with average contractual rents nearly 17% below market and a weighted average remaining lease term of 3.8 years, providing investors with near-term mark-to-market upside and the opportunity to capitalize on Calgary's strong industrial market



### YYC INTERNATIONAL AIRPORT

The Calgary International Airport is the fourth busiest airport in Canada, handling more than 14.5 million passengers in 2022 and 75% of Alberta's air cargo shipments. As a major economic driver, the airport contributes more than 10% of Calgary's economic GDP at \$8 billion and supports nearly 50,000 jobs



### IRREPLACEABLE LOCATION

Limited supply of land with immediate access to airport infrastructure further strengthens the unique nature of this offering. The Portfolio is strategically located west of the YYC International Airport, offering tenants direct tarmac access and to Highway 2, a regional north-south transportation thoroughfare that is part of the CANAMEX Trade Corridor



### STRONG INDUSTRIAL MARKET

Coming off a record net positive absorption of 10.1 million SF in 2022, the continued leasing momentum in Calgary's industrial market has pushed the vacancy rate to 2.1%. This has propelled an average year-over-year rental rate growth of 20%, which is still behind the Canada-wide growth rate of 35%



## PROPERTY INFORMATION

	1	2	3	4	5	
Address	46 Aero Drive NE	47 Aero Drive NE	49 Aero Drive NE	52 Aero Drive NE	58 Aero Drive NE	Total
Year Built	2007	2009	2009	2007	2008	2007 - 2009
NRA	83,516 SF	101,530 SF (101,574 SF Measured)	65,082 SF (65,103 SF Measured)	111,937 SF	140,000 SF	502,065 SF
Occupancy (%)	100%	100%	81%	100%	100%	97%
Min. Bay Size	83,516 SF	6,508 SF	6,547 SF	26,335 SF	38,351 SF	-
Ceiling Height	24 ft.	24 ft.	24 ft.	28 ft.	28 ft.	24 ft. - 28 ft.
Column Grid	50' x 50'	50' x 50'	50' x 50'	50' x 40'	50' x 40'	50' x 40' & 50' x 50'
Loading Type	Rear Loading	Rear Loading	Rear Loading	Front Loading	Front Loading	-
Loading	34 Dock, 3 DI/Ramp	20 Dock, 2 DI/Ramp, 11 Grade Level Doors	24 Dock, 6 DI/Ramp	24 Dock (3 Converted), 4 DI/Ramp (1 Converted), 4 Airside Grade Level Doors	24 Dock (1 Converted), 4 DI/Ramp, 4 Airside Grade Level Doors	126 Dock (4 Converted), 19 DI/Ramp (1 Converted), 11 Grade Level Doors, 8 Airside Grade Level Doors
Principal Tenants	FedEx	Roswell Downhole, DCC Hail & Dent Repair	Has Friends Calgary, Fujitec	Organics Express, Miele	Speeders, Foxhead Canada	-
Total Tenants	1	7	6	3	3	20



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**C A L G A R Y**

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