



NORTH EAST

BY SKYLINE



Airport Business Park
Calgary, Alberta

Managed by
 **SKYLINE**

Marketed by
CBRE



THE OPPORTUNITY

CBRE Calgary is pleased to present the opportunity to lease a key industrial asset in an evolving Alberta market. Airport Business Park sets the standard for connectivity within Northeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, flexible zoning, exposure and building specifications provides versatility for many Industrial businesses. Located to the North of the Calgary International Airport, between Deerfoot Trail and Stoney Trail NE, the property presents a unique opportunity to a wide variety of users.

THE PORTFOLIO

Comprising of over 3 million SF of industrial space throughout Calgary's Northeast and Southeast jurisdictions, the diverse Skyline properties represent an integral proportion of the burgeoning Alberta portfolio spanning between Calgary and Edmonton. The Skyline Calgary portfolio consists of 7 distinct nodes of the greater Calgary area, boasting a 97% occupancy and encompassing a variety of bay sizes.

Airport Business Park, Building B

Unit 124, 10725 25 Street NE, Calgary AB

36,422 SF Office & Warehouse Distribution Space for Lease

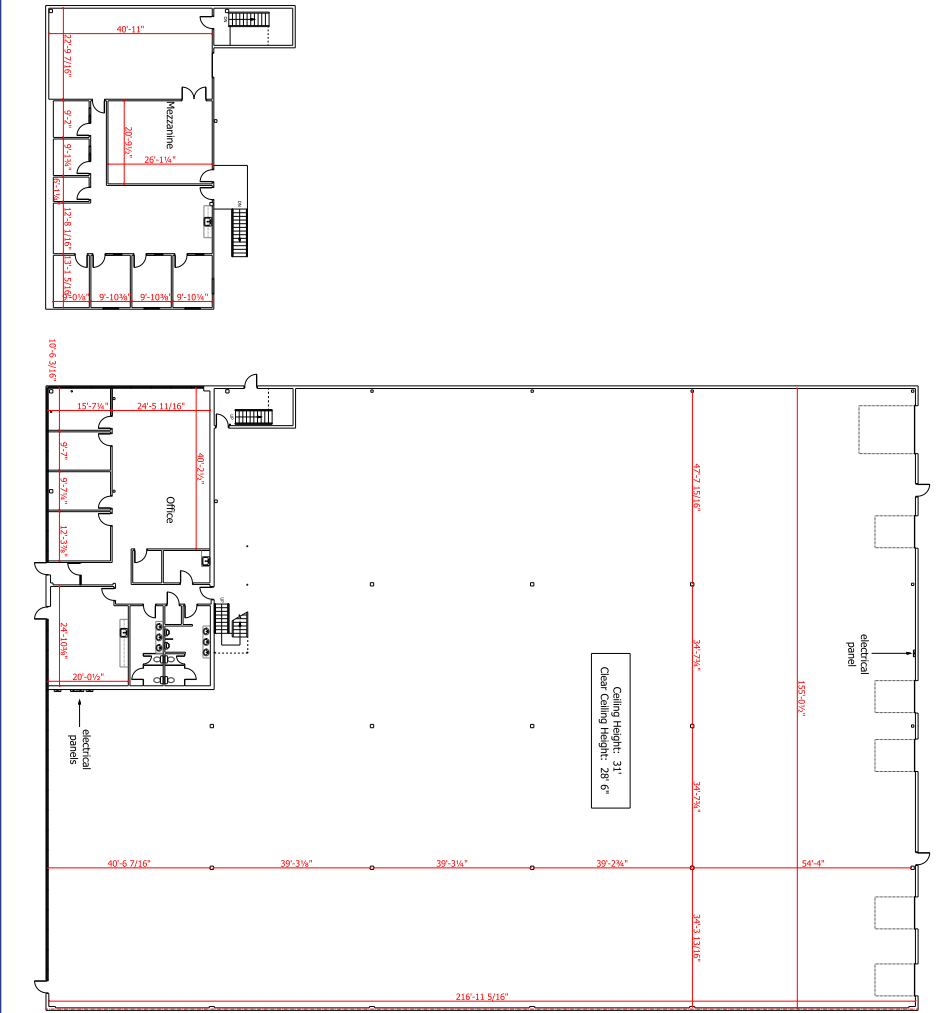


PROPERTY DETAILS

Rentable Area:	Main Floor Office:	3,200 SF
	2nd Floor Office:	3,200 SF
	Warehouse:	30,022 SF
	Total Rentable Area:	36,422 SF
Loading:	5 x Dock (9'x10'), 1 x Drive-in (12'x14')	
Ceiling Height:	28'6" Clear	
Power:	600 Amp, 347/600 Volt (TBV)	
Operating Costs:	\$4.72 PSF	
Lease Rate:	Market	
Availability:	Immediately	

PROPERTY HIGHLIGHTS

- End-cap unit with exposure to both Barlow Trail and Country Hills Boulevard NE
- Functional and well-built out office over two floors
- Landlord upgrading to new LED lighting
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking



AIRPORT BUSINESS PARK

Airport Business Park is situated at the Northeast boundary of the city providing quick access to the QE II. The Property has visibility to Barlow Trail and Country Hills Boulevard NE and is a short distance from Deerfoot Trail, Metis Trail and Stoney Trail NE. Located directly North of the Calgary International Airport with various food and beverage establishments and ample new format industrial-distribution development within close proximity. The Park caters well to small and mid-bay distribution type businesses.



Airport Park Building A



Airport Park Building D



Airport Park Building E



Airport Park Building G





NORTH EAST

BY SKYLINE

Managed by



Marketed by



Luke Hamill

Senior Vice President
403 294 5707
luke.hamill@cbre.com
*Lead Broker

Evan Renwick

Vice President
403 750 0807
evan.renwick@cbre.com
*Lead Broker

Iain Ferguson

Vice Chairman
403 750 0803
iain.ferguson@cbre.com

Blake Ellis

Vice President
403 750 0519
blake.ellis@cbre.com

Cameron Woods

Vice President
403 303 4562
cameron.woods@cbre.com

Kai Ravensbergen

Associate
403 750 0525
kai.ravensbergen@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.