



PROPERTY HIGHLIGHTS

- ▶ Functional warehouse space with make-up air and a bright office component, well-suited for logistics, distribution, and a range of industrial users.
- ▶ Includes two built-in commercial freezers/coolers, ideal for cold chain logistics, food distribution, and temperature-sensitive storage.
- ▶ Corner unit with direct exposure to Aero Drive, offering strong visibility and easy access for customers and deliveries.
- ▶ Excellent access to Deerfoot Trail allows for efficient transportation and distribution throughout the city.
- ▶ Ample on-site parking is available for both staff and visitors.
- ▶ Located in a high-demand industrial area with nearby amenities and close proximity to Calgary International Airport.
- ▶ Headlease extension available.

PROPERTY DETAILS

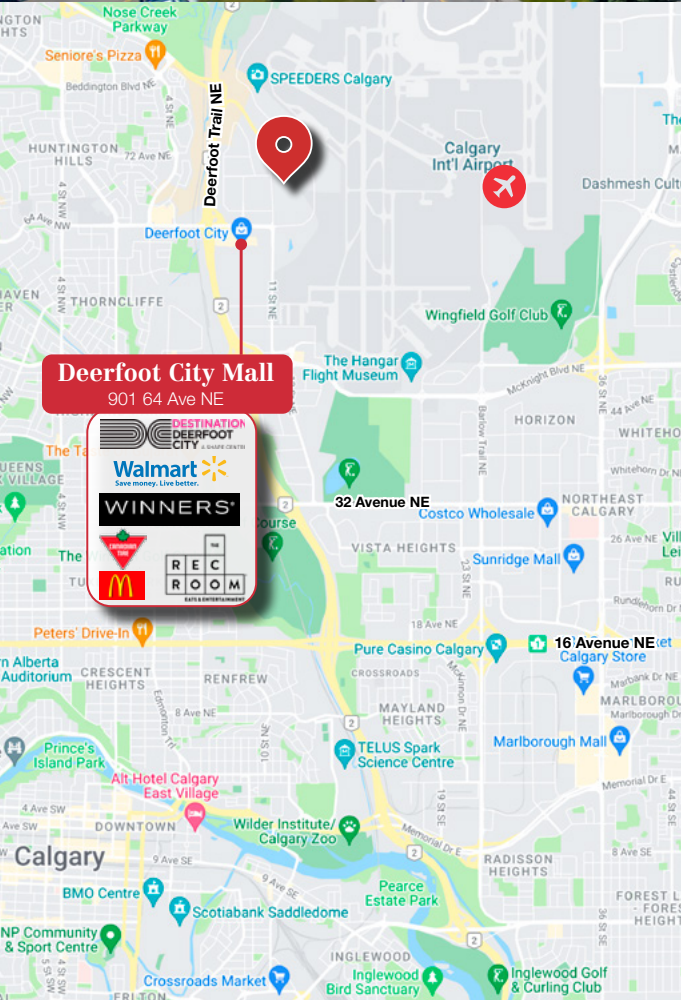
WAREHOUSE	±37,053 SF ±
OFFICE	±3,545 SF±
TOTAL AREA	±40,598 SF (TBV)
POWER	375 Amp/600 Volt TBV 450 Amp/240 Volt
LOADING	1 Drive-in Door 4 Dock Doors with levelers
CEILING HEIGHT	28'
ZONING	S-CRI (Special Purpose–City and Regional Infrastructure)
SUBLEASE RATE	Below Market
OP COST	\$4.31 (TBV)
SUBLEASE TERM	Until Oct 30, 2028 (Headlease wrap available)



Deerfoot City Mall
901 64 Ave NE



CALGARY INTERNATIONAL AIRPORT

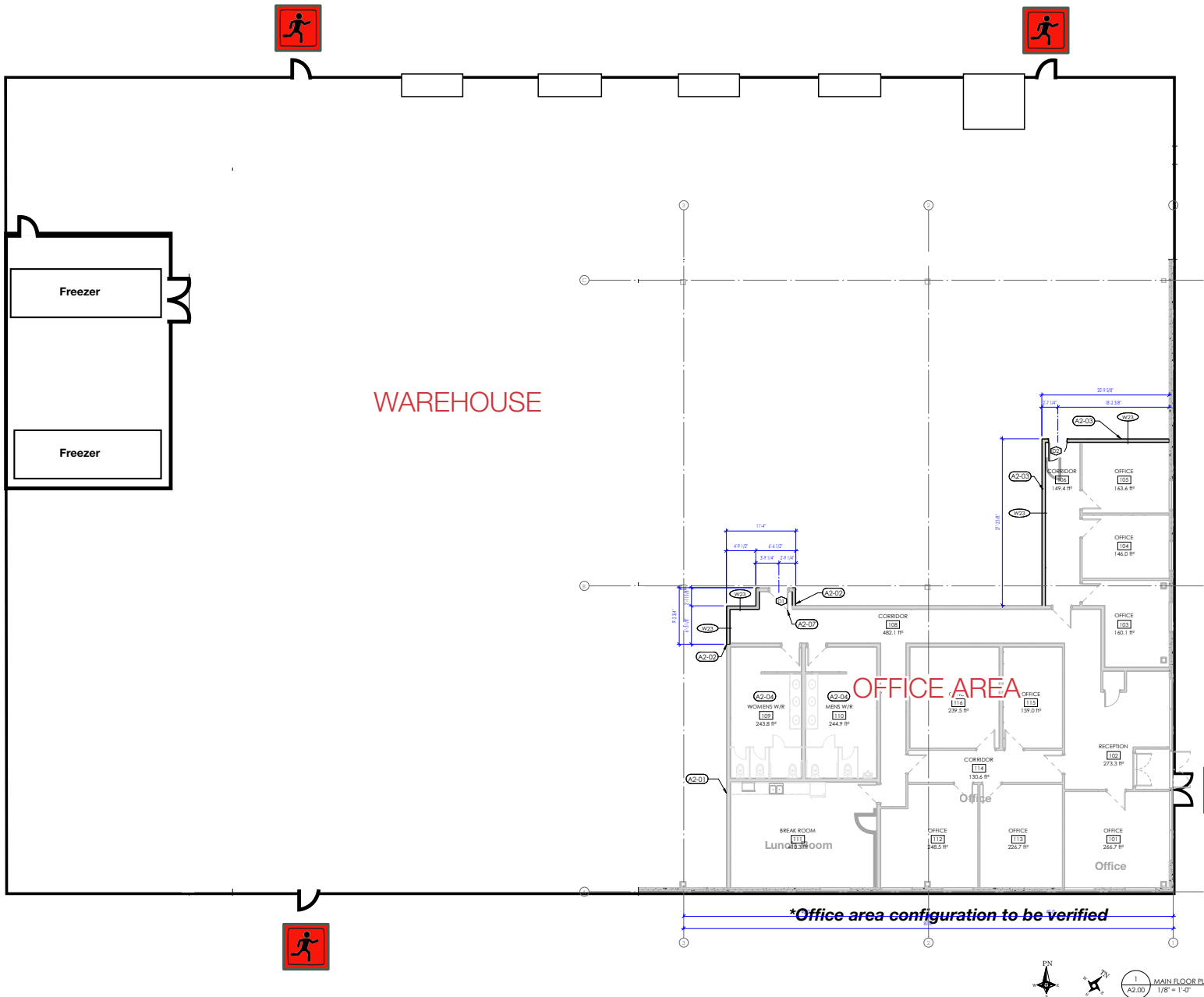


LOCATION ADVANTAGES

- ▶ Less than 5 minutes from Calgary International Airport
- ▶ Access to Major Transportation Routes:
 - ▶ **Deerfoot Trail (Highway 2)** – North-south arterial highway, connecting to downtown Calgary and southbound logistics corridors
 - ▶ **Stoney Trail (Highway 201)** – Calgary's ring road, provides fast east-west travel and connects to:
 - ▶ **Trans-Canada Highway (Highway 1)**
 - ▶ **QEI Highway toward Edmonton**
 - ▶ **Airport Trail NE** – Direct connector to YYC terminals and cargo access points
- ▶ Close to industrial hubs like Aero Business Park, Deerfoot Business Centre, and Starfield Industrial.
- ▶ Close to major tenants such as Purolator, Amazon, FedEx, and Sobeys distribution.



FLOOR PLAN



FREEZER DIMENSIONS

INSIDE	71' x 38' x 24'
OUTSIDE	72' x 39' x 24'6"
PANEL THICKNESS	6"
REFRIGERANT	R404A

Detailed Freezer/ Cooler info available upon request

DRIVING TIMES

Calgary Airport	4.3 km 6 minutes
16th Avenue NE	7.8 km 11 minutes
Deerfoot Trail NE	2.2 km 5 minutes
Stoney Trail	8.8 km 8 minutes
Downtown Calgary	12.9 km 16 minutes

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