

# Fact Sheet

## East Foothills

### Buildings 6-9

Calgary, AB | [www.quadreal.com](http://www.quadreal.com)



#### PROPERTY DESCRIPTION

East Foothills Industrial Park is a 9 building industrial complex with a total square footage of approximately 1,777,716. The buildings are centrally located in the Foothills Industrial Park of SE Calgary.

East Foothills Industrial Park offers excellent access to major fairways in Calgary such as Peigan Trail, Stoney Trail, Barlow Trail, 52nd Avenue and Glenmore Trail.

In addition, Buildings 1-4 are rail serviced by Canadian Pacific Railway (CP).



**Albert Tai**  
SVP Leasing, Leasing Office & Industrial  
QuadReal Property Group LP Brokerage

**T** 403-202-7545  
**E** [albert.tai@quadreal.com](mailto:albert.tai@quadreal.com)  
**W** [www.quadreal.com](http://www.quadreal.com)

**Ashley Dundas**  
Director, Leasing  
QuadReal Property Group LP Brokerage

**T** 403-202-7514  
**E** [ashley.dundas@quadreal.com](mailto:ashley.dundas@quadreal.com)  
**W** [www.quadreal.com](http://www.quadreal.com)





## PROPERTY FEATURES

### Amenities

- Easy access to a multitude of restaurants, fast food services and coffee shops located around East Foothills.

### Parking

- Ample common stall parking

### Access and Public Transit

Excellent access Peigan Trail, Stoney Trail, Barlow Trail and Glenmore Trail. Calgary Transit bus routes are located in the vicinity.

## BUILDING SPECIFICATIONS

### Property Specifications

Year of Completion: 2005

### Square Footage Breakdown

Building 6: 51,142 sq. ft.  
 Building 7: 52,649 sq. ft.  
 Building 8: 37,821 sq. ft.  
 Building 9: 36,470 sq. ft.

### Electrical:

Building 6: 800A; 347/600V  
 Building 7: 1200A; 347/600V  
 Building 8: 1200A; 347/600V  
 Building 9: 1200A; 347/600V

### Mechanical:

Office: Roof-top HVAC unit  
 Warehouse: Gas-fired unit heaters

### Building Address

Building 6: 4900 64 Avenue SE  
 Building 7: 5000 64 Avenue SE  
 Building 8: 5100 64 Avenue SE  
 Building 9: 5200 64 Avenue SE

### Loading Doors

Building 6: Dock: 11, Drive-in: 2  
 Building 7: Dock: 9, Drive-in: 5  
 Building 8: Drive-in: 9  
 Building 9: Drive-in: 9

### 2024 Additional Rent

Operating Costs: \$6.22 per sq. ft.  
 Taxes: \$3.09 per sq. ft.  
 Total: \$9.31 per sq. ft.

### Specifications

Building Construction: Precast tilt up insulated panels; rubber roof system, roof EPDM.  
 Zoning: I-G Industrial for buildings 6-8; D-C for building 9  
 Ceiling Height: 28' clear in buildings 6 & 7; 21' clear in building 8; 16' clear for building 9.  
 Security System: Two manned patrols nightly  
 Insulation: R18 walls, R20 roof  
 Demising Walls: Concrete block to 10' then steel stud, drywalled insulated 1 hour fire rated in buildings 6 & 7. Steel stud drywalled insulated 1 hour fire rated in buildings 8 & 9.  
 Slab: 6" thick reinforced concrete with Ashford formula sealer (700 lbs per square foot per floor load).