



## 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

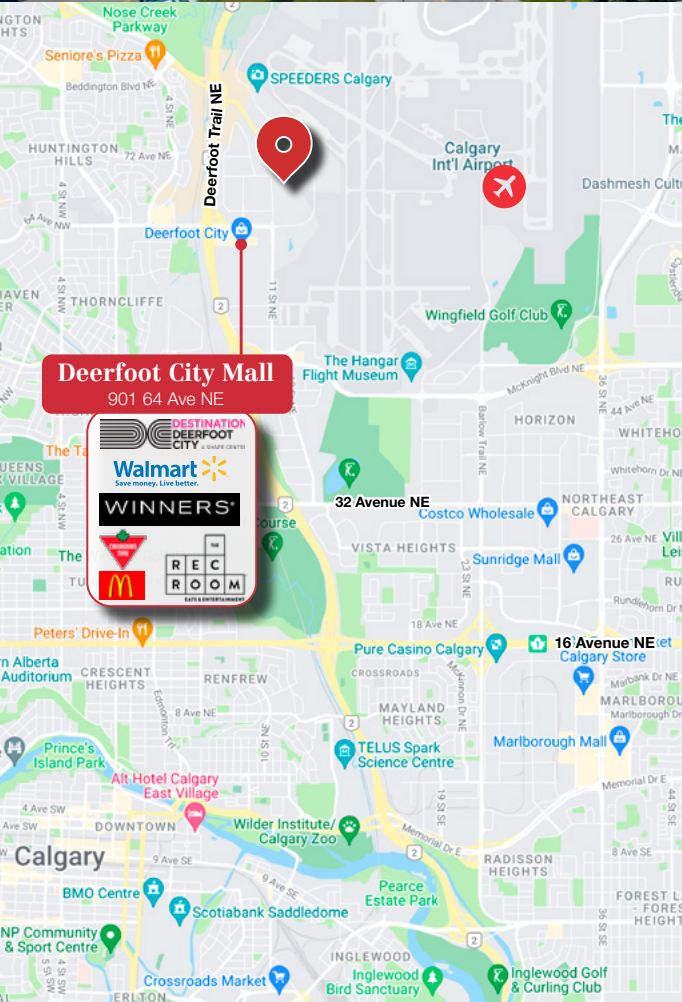
<b>WAREHOUSE</b>	±37,053 SF ±
<b>OFFICE</b>	±3,545 SF±
<b>TOTAL AREA</b>	<b>±40,598 SF (TBV)</b>
<b>POWER</b>	375 Amp/600 Volt <b>TBV</b> 450 Amp/240 Volt
<b>LOADING</b>	1 Drive-in Door 4 Dock Doors with levelers
<b>CEILING HEIGHT</b>	28'
<b>ZONING</b>	S-CRI (Special Purpose–City and Regional Infrastructure)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



**Deerfoot City Mall**  
901 64 Ave NE



**CALGARY INTERNATIONAL AIRPORT**



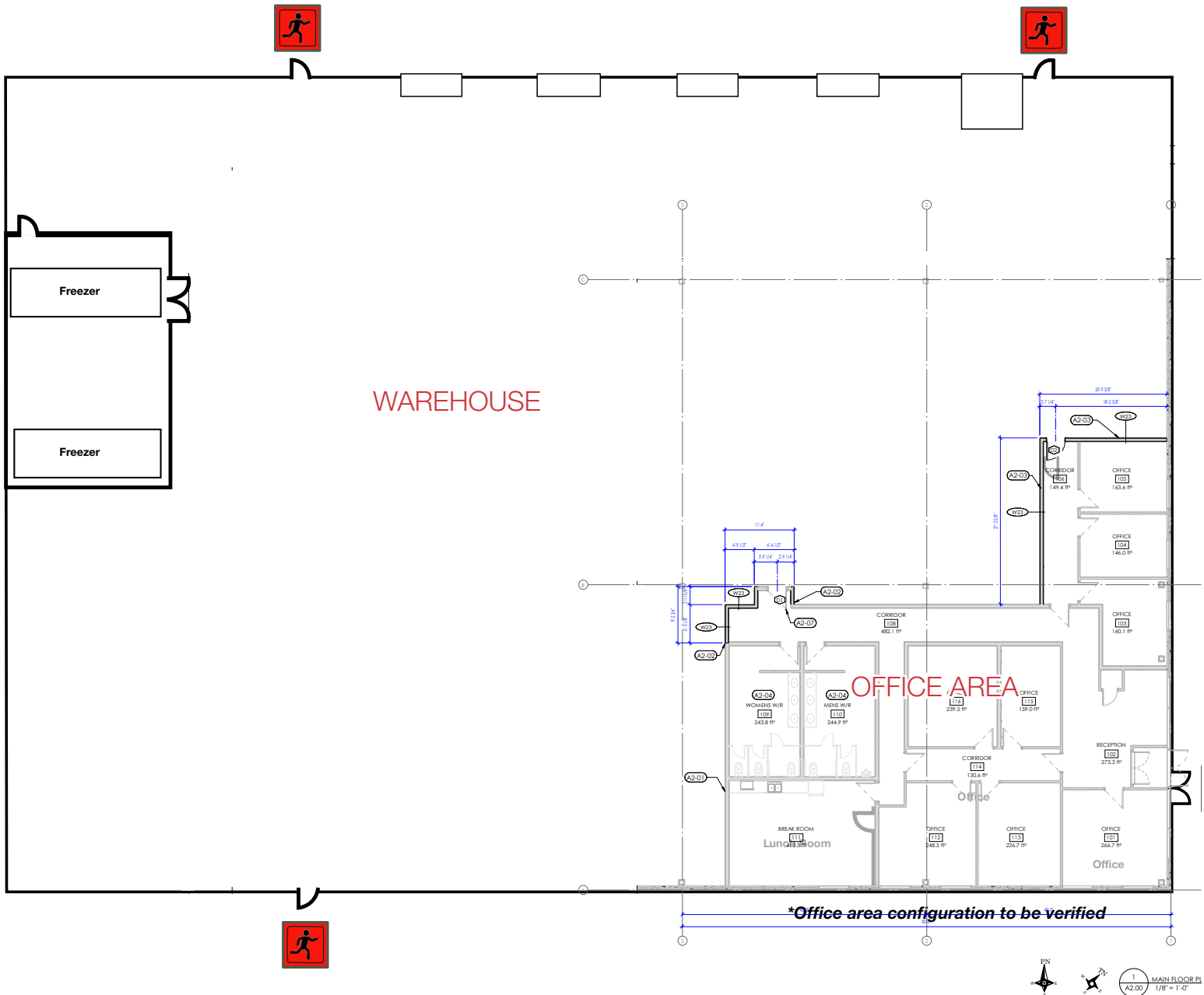
**Deerfoot City Mall**  
901 64 Ave NE

## 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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