



# WAREHOUSE

DOWNTOWN CALGARY

Airport Crossing is located at the intersection of Airport Trail and Deerfoot Trail, directly north of the Calgary International Airport (YYC). Airport Crossing is a 55 acre master planned development with more than 1,500,000 sf of office, warehouse and hotel development.

CALGARY INTERNATIONAL AIRPORT

AIRPORT TRAIL

DEERFOOT TRAIL



Airport Crossing Warehouse includes 4 state of the art buildings that are being designed and built targeting LEED Core and Shell Certification. Phase 1, Building 1 (202,000 sf) and Building 2 (89,600 sf) are complete and are now 90% leased. Phase 2, Building 3 (150,100 sf) and Building 4 (96,000 sf) are under construction and will be completed in the Spring of 2018.





## BUILDING 1

**HeatLink Group Inc.**

**SaniWorks Ltd.**

**Scholastic Canada Ltd.**

**Alltech Canada Inc.**

**Hanwha L & C Canada Inc. o/a HanStone Canada**

**Best Buy Medical Supplies Inc.**

**CRU Juice Inc.**

**Wesclean Equipment and Cleaning Supplies Ltd.**

**Caravel Craft Brewery Inc.**

**PTM Industries Inc.**

**Diamond Fireplace Distributors Ltd.**

## BUILDING 2

**ARI Financial Service Inc.**

**Embedia Technologies Corporation**

**Intelcom Courier Canada Inc.**

**The Governing Council of the Salvation Army in Canada**

**PharmaChoice Central Fill Ltd.**

**Ocean Sales Import/Export Ltd.**

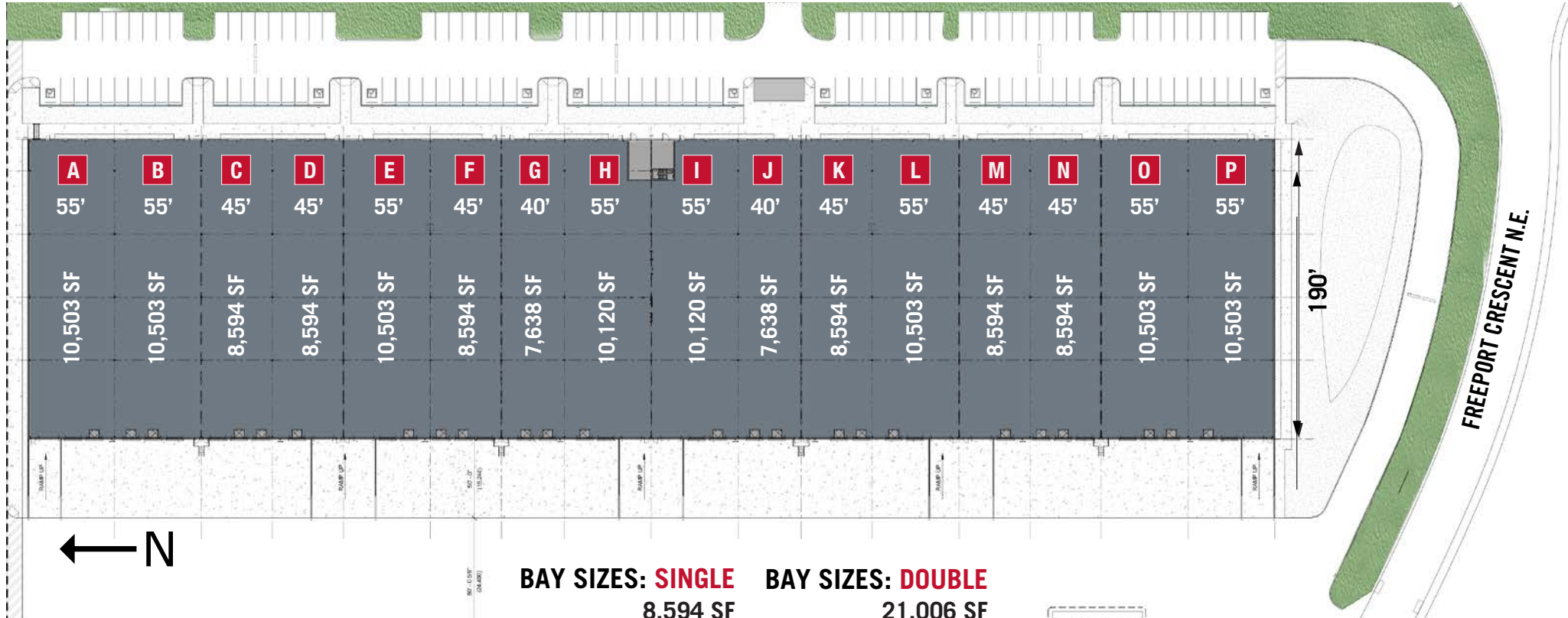
**Good Life Corporation**

**Canada Fibers Ltd.**

**Marvin Windows, Inc.**

**Sky Café Ltd.**

**Nestlé Professional Beverages**



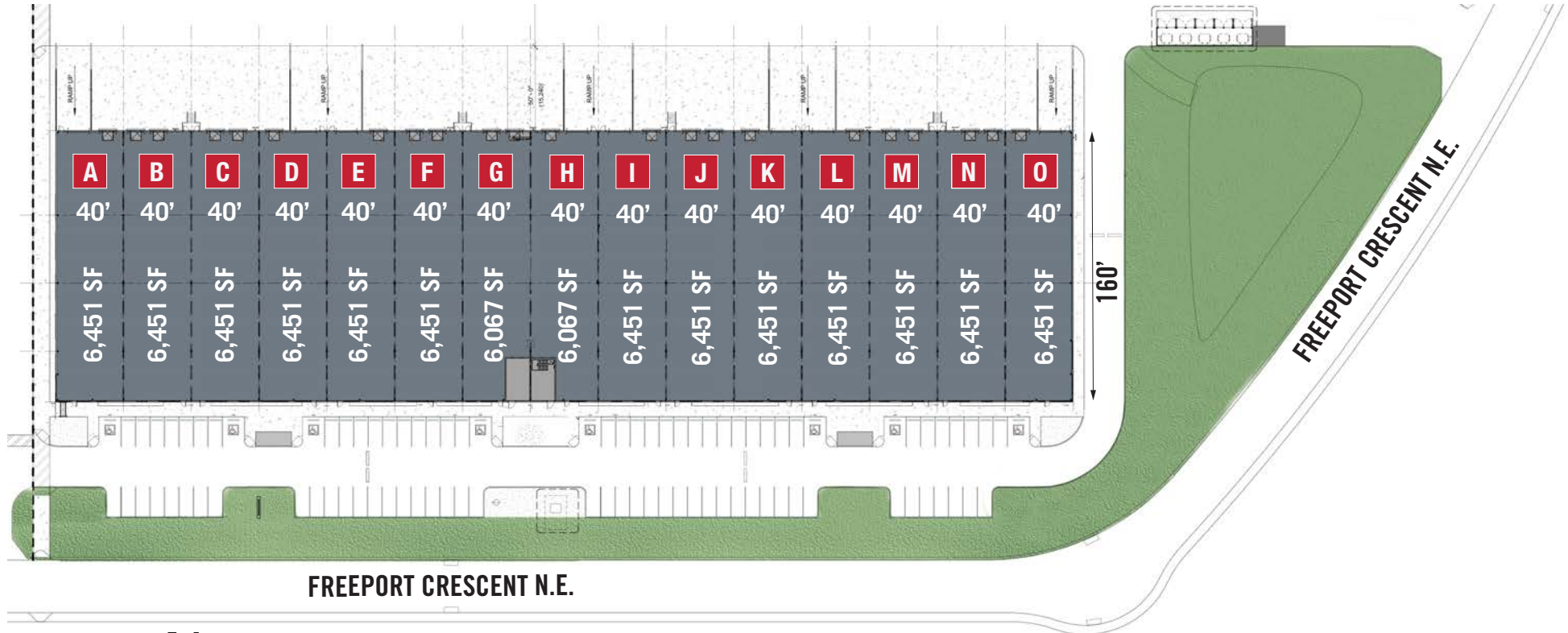
**BAY SIZES: SINGLE**  
 8,594 SF  
 7,638 SF  
 10,503 SF

**BAY SIZES: DOUBLE**  
 21,006 SF  
 19,097 SF  
 17,188 SF  
 16,224 SF



# BUILDING 4

56 FREEPORT CRESCENT NE  
96,000 SQ.FT.



FREEPORT CRESCENT N.E.

FREEPORT CRESCENT N.E.



BAY SIZES: SINGLE		BAY SIZES: DOUBLE	
6,451 SF		12,902 SF	
6,067 SF		12,517 SF	
		12,132 SF	





## BUILDING 3 SPECIFICATIONS

**AREA:** 150,100 SF

**BAY SIZE:** 7,600 SF (190' x 40'), 8,550 (190' x 45') and 10,450 SF (190' x 55')

**TYPICAL COLUMN GRID:** 40'x 40' and 40'x 55', with 50' staging bay depth

**HRV:** 800 CFM (377 L/S)

**SPRINKLER:** ESFR, K factor of 16.8 (IMPERIAL), 1,500 GPM fire pump, 85 PSI

**PARKING:** 150 stalls (1.1 stall/1,000 sf)

**LEED:** Designed and built targeting LEED Core and Shell Certification

**ZONING:** IG, General Industrial

**FLOOR:** 7" slab, est. concentrated load capacity of 9,200 lbs., floors to be saw cut and sealed

**LOADING DOORS:** 35 - 9'x10' dock doors (1 per 4,288 sf), 8 - 12'x14' grade doors (1 per 18,762 sf)

**CLEAR HEIGHT:** 28' to underside of joists

**EXTERIOR WALLS:** 9" thick insulated (R-19) pre-cast concrete sandwich panels on all four walls

**ELECTRICITY:** Building service is 2,000 amp, 347/600 volt, 3 phase

**TRUCK COURT:** 180' shared truck court, 50' deep continuous concrete dolly pad

**HEATING:** Gas fired unit heaters in warehouse with infra-red heaters in loading area

**LIGHTING:** LED highbay interior lighting with motion sensors, approximately 45 ft. candles at eye level in warehouse

**NATURAL LIGHT:** Generous glazing for office area with clerestory window at rear of each warehouse bay

**ROOF:** EPDM with R-30 rating

**DOCK HEIGHT:** 48"

**DOCK LEVELERS:** 40,000 lbs, 6'x6' manual dock levellers

## BUILDING 4 SPECIFICATIONS

**AREA:** 96,000 SF

**BAY SIZE:** 6,455 sf (160'x40')

**TYPICAL COLUMN GRID:** 40'x 40', with 50' staging bay depth

**HRV:** 600 CFM (293 L/S)

**SPRINKLER:** ESFR, K factor of 16.8 (IMPERIAL), 1,500 GPM fire pump, 85 PSI

**PARKING:** 96 stalls (1.08 stall/1,000 sf)

**LEED:** Designed and built targeting LEED Core and Shell Certification

**ZONING:** IG, General Industrial

**FLOOR:** 6" slab, est. concentrated load capacity of 7,500 lbs. floors to be saw cut and sealed

**LOADING DOORS:** 22 - 9'x10' dock doors (1 per 4,363 sf), 8 - 12'x14' grade doors (1 per 12,000 sf)

**CLEAR HEIGHT:** 28' to underside of joists

**EXTERIOR WALLS:** 9" thick insulated (R-19) pre-cast concrete sandwich panels on all four walls

**ELECTRICITY:** Building service is 2,000 amp, 347/600 volt, 3 phase

**TRUCK COURT:** 180' shared truck court, 50' deep continuous concrete dolly pad

**HEATING:** Gas fired unit heaters in warehouse with infra-red heaters in loading area

**LIGHTING:** LED highbay interior lighting with motion sensors, approximately 45 ft candles at level in warehouse

**NATURAL LIGHT:** Generous glazing for office area with clerestory window at rear of each warehouse bay

**ROOF:** EPDM with R-30 rating

**DOCK HEIGHT:** 48"

**DOCK LEVELERS:** 35,000 lbs, 6'x6' manual docks levellers

