



WAREHOUSE

DOWNTOWN CALGARY

CALGARY INTERNATIONAL AIRPORT

AIRPORT TRAIL

DEERFOOT TRAIL

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.



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.





PHASE 1 TENANTS

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

BUILDING 3

#3 - #33, 10099 15TH STREET NE
150,100 SQ.FT.

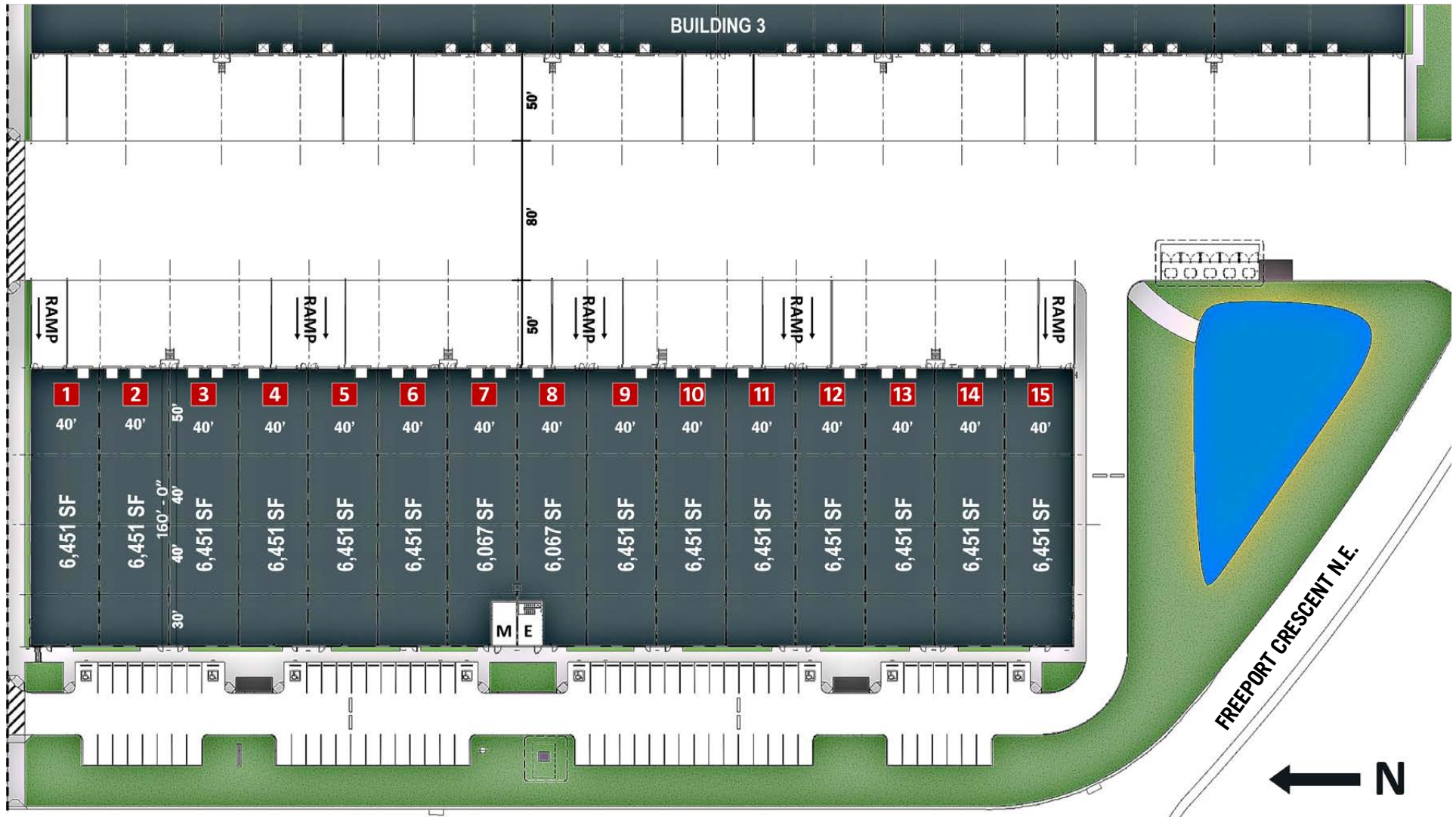
15 STREET N.E.



BUILDING 4

BUILDING 4

56 FREEPORT CRESCENT NE
96,000 SQ.FT.





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, designed for single, double or multi row racking, 25' max height storage of Class I to IV commodity

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. uniform load capacity of 850 lbs. p.s.f., floors to be saw cut and sealed

LOADING DOORS: 35 manual dock doors, 24 - 9'x10' with 40,000 lb mechanical levelers, 11 - 9'x10' without levelers (1 per 4,288 sf), 8 electric grade doors, 12'x14' (1 per 18,762 sf)

CLEAR HEIGHT: 28' to underside of joists

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

ELECTRICITY: 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

WAREHOUSE LIGHTING: LED highbay interior lighting with motion sensors (35 ft. candles at eye level)

WINDOWS: Clerestory windows at rear of each bay

ROOF: EPDM with R-30 rating

DOCK HEIGHT: 48"

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





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, designed for single, double or multi row racking, 25' max height storage of Class I to IV commodity

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. uniform load capacity of 750 lbs. p.s.f., 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

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

ELECTRICITY: 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

WAREHOUSE LIGHTING: LED highbay interior lighting with motion sensors (35 ft. candles at eye level)

WINDOWS: Clerestory windows at rear of each bay

ROOF: EPDM with R-30 rating

DOCK HEIGHT: 48"

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

