



JUST LAUNCHED

AIRPORT CROSSING PHASE III

READY FOR OCCUPANCY

BUILDING 5
172,150 SF



**DEERFOOT
TRAIL
EXPOSURE**

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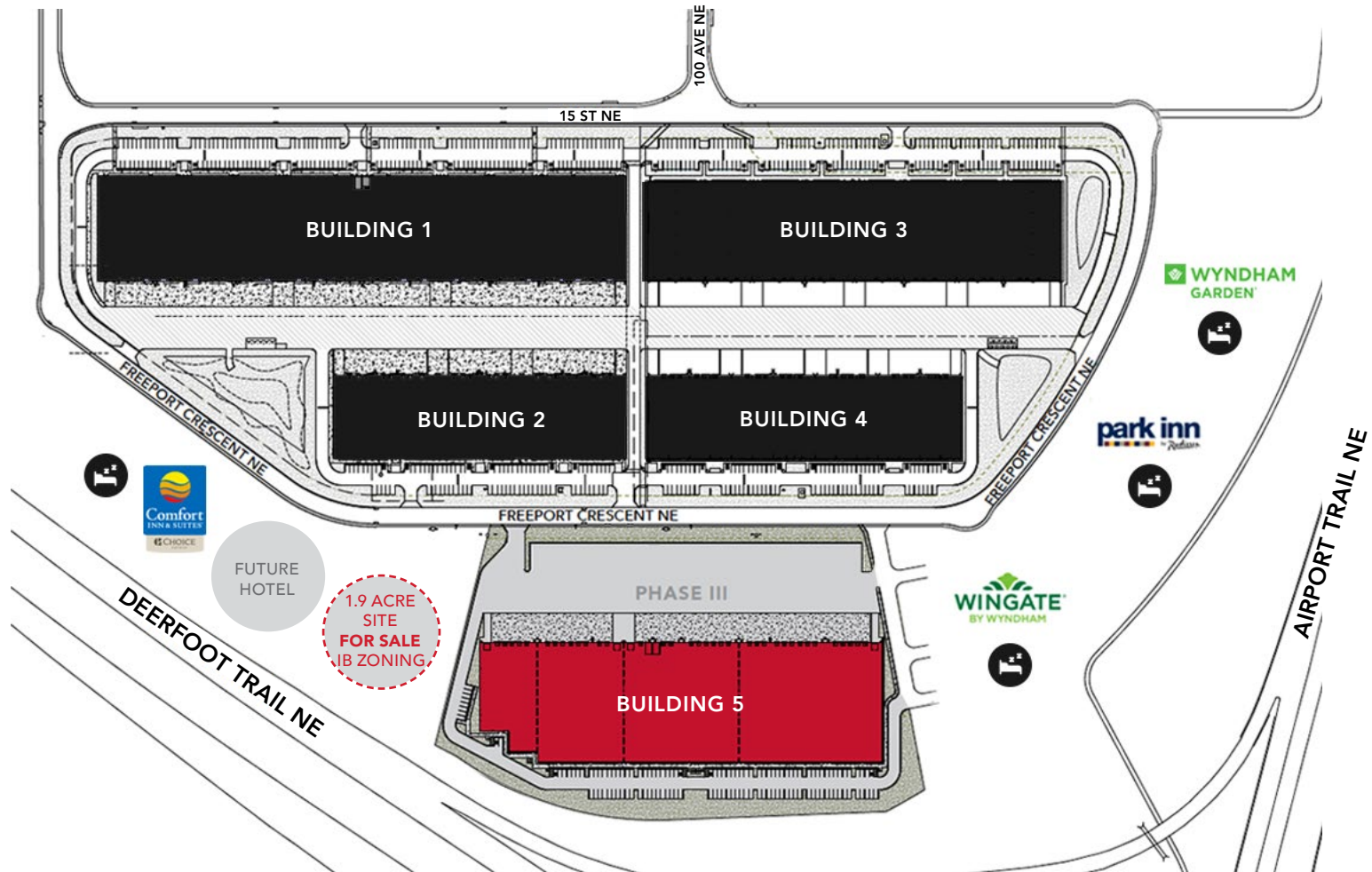






PHASE III BUILDING 5

79 FREEPORT CRESCENT NE







LANDLORD'S WORK

- » Supply and install new 200 amp, 600 volt, 3 phase service with panel
- » 45 KVA transformer, 120/208 volt subpanel
- » Tie all existing base building equipment into new electrical service
- » Full height insulated demising wall, one-hour fire rating
- » Provide and install RTU unit to service the office premises

AMENITIES

- » Direct exposure onto Deerfoot Trail
- » TELUS Fibre to Building 5
- » The Freeport Bar & Grill is located in Wyndham Garden, walking distance from Airport Crossing
- » Freeport bus stop located on 15th Street, directly in front of Building 1
- » Fresh air ventilation in every bay (minimum – 0.06 CFM/PSF)

BUILDING 5

Bay	Loading	# of Bays	Sq. Ft	Rate (5 Year)*	Office	Op Cost 2023 Budget Estimate
						OPC: \$1.24
						Management Fee: \$0.65
H/I	Dock & Grade	2 Bays	25,406 SF	\$12.50	7.5%	Property Tax: \$3.08
H	Dock & Grade	1 Bay	12,703 SF	\$13.50	7.5%	Total: +/- \$4.97
I	Dock Only	1 Bay	12,703 SF	\$13.50	7.5%	

Trailer Drop/Storage – \$150 per Drop / per month

*Rate is for Year 1 only. Annual escalations of 3.0%.

SPECIFICATIONS

Building Area	172,150 SF
Bay Size	9,389 SF (55' x 170'), 11,046 SF (55' x 210'), 12,703 SF (55' x 230')
Clear Height	32' to underside of joists
Electricity	2,000 amp, 347/600 volt, 3 phase main service; 200 amp service to individual bays
Dock Height	48"
Dock Levelers	40,000 lbs. 6' x 6' manual dock levelers
Heating	Gas fired unit heaters in warehouse
Lighting	LED fixtures providing an average 35 FTC at eye level
Natural Light	Generous glazing for office area with clerestory window at rear of each warehouse bay
Sprinklers	ESFR, K factor of 16.8 (IMPERIAL), 1,500 GPM fire pump, 90 PSI
ERV's	0.06 CFM/PSF, minimum ventilation provided as part of base building construction
Floor	7" slab, est. concentrated load capacity of 9,200 lbs.
Roof	EPDM with R-35 insulation rating
Exterior Walls	9" thick insulated (R-19) pre-cast concrete sandwich panels on all four walls
Truck Court	188' truck court, 55' deep continuous concrete dolly pad
Trailer/Outdoor Storage	37 Trailer Stalls (1 per 4,667 SF)
Parking	139 stalls (0.78 stalls/1,000 SF)
LEED	Project is pursuing LEED Core & Shell designation



1 THE DISTRICT BY MELCOR:

- McDONALD'S
- SUBWAY
- DAIRY QUEEN
- STARBUCKS
- KINJO SUSHI
- JIFFY LUBE
- 9ROUND KICKBOXING
- DAY SPA

2 TIM HORTONS

3 GOLD'S GYM

4 STONE CREEK
ADVENTURE GOLF

5 PACINI ITALIAN
RESTAURANT

6 FREEPORT
FOOD & DRINK

7 COUNTRY HILLS

AIRPORT HOTELS

BUS ROUTE 119

BUS STOP

FUTURE BUS ROUTE

FUTURE BUS STOP





**AIRPORT CROSSING: BUILDING 5
79 FREEPORT CRESCENT NE**



JOIN THESE AIRPORT CROSSING TENANTS:



**QUALITY
TENANTS**

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FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

DAVID FORBES | david.forbes@enrightcapital.com | T. 403.228.7462 | M. 403.612.0713
D'ARCY BROWN | darcy.brown@enrightcapital.com | T. 403.228.7493 | M. 403.850.1251

CONTACT

enrightcapital.com

