



**AVISON
YOUNG**

For Pre-Lease

2828 Bonnybrook Road SE
Calgary, AB

188,694 SF of Class "A" Industrial Space
Five Minutes from Downtown Calgary

State Of The Art Industrial Flex Units

Get more information

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1200, 585 - 8th Avenue SW
Eighth Avenue Place West
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BUILDING “1” SPECIFICATIONS

Building “1” Area	109,524 SF
Potential Mezzanine Area	43,076 SF
Minimum Bay Size	7,502 SF
Typical Bay Size	7,502 SF
Clear Height	28.33’ Lowest point to underside of joists
Loading	7 (12’ x 14’) electric insulated drive-in doors 23 (8.5’ x 10’) manual insulated dock doors
Dock Levelers	23 x 45,000 lb electro-hydraulic dock levelers
Typical Column Grid	54’ x 50’ (54’ x 48.67’ marshalling area)
Truck Court	160’
Zoning	Industrial General (I-G)
Parking	124 stalls (1.1/1,000 SF)
Windows	Clerestorey windows at rear of each bay
Warehouse Lighting	LED high bay interior lighting c/w integral motion sensors 30 fc provided at floor level
Fire Suppression	ESFR
Floor	7” concrete slab on grade 25 kg/m3 steel fibre reinforcement, floors to be saw-cut and sealed
Exterior Walls	3” insulated (R21) pre-finished composite metal panels 9” insulated (R18) pre-cast concrete sandwich panels
Roof	EPDM roof assembly with R20 rating
Dock Height	4’2”
Electrical	2,000 amp, 347/600volt, 3 phase, 4 wire
Heating	Gas fired unit heaters provided

High exposure Industrial Flex Bays
from 3,600 sf — located in the
heart of Calgary, minutes from

Calgary’s largest central-market industrial
development in 10 years!

BUILDING “2” SPECIFICATIONS

Building “2” Area	79,170 SF
Potential Mezzanine Area	25,519 SF
Minimum Bay Size	3,305 SF
Typical Bay Size	3,305 SF
Clear Height	24’ Lowest point to underside of joists
Loading	15 (12’ x 14’) electric insulated drive-in doors 4 (8.5’ x 10’) manual insulated dock doors
Dock Levelers	4 x 45,000 lb electro-hydraulic dock levelers
Typical Column Grid	32’ x 320’ (32’ x 40’ marshalling area)
Truck Court	160’
Parking	128 stalls (1.6/1,000 SF)
Windows	Clerestorey windows at rear of each bay
Zoning	Industrial General (I-G)
Warehouse Lighting	LED high bay interior lighting c/w integral motion sensors 30 fc provided at floor level
Fire Suppression	ESFR
Floor	6” concrete slab on grade 25 kg/m3 steel fibre reinforcement, floors to be saw-cut and sealed
Exterior Walls	3” insulated (R21) pre-finished composite metal panels 9” insulated (R18) pre-cast concrete sandwich panels
Roof	EPDM-roof assembly with R20 rating
Dock Height	4’2”
Electrical	2,000 amp, 347/600volt, 3 phase, 4 wire
Heating	Gas fired unit heaters provided



Units can be demised to meet tenants needs



BUILDING "1"

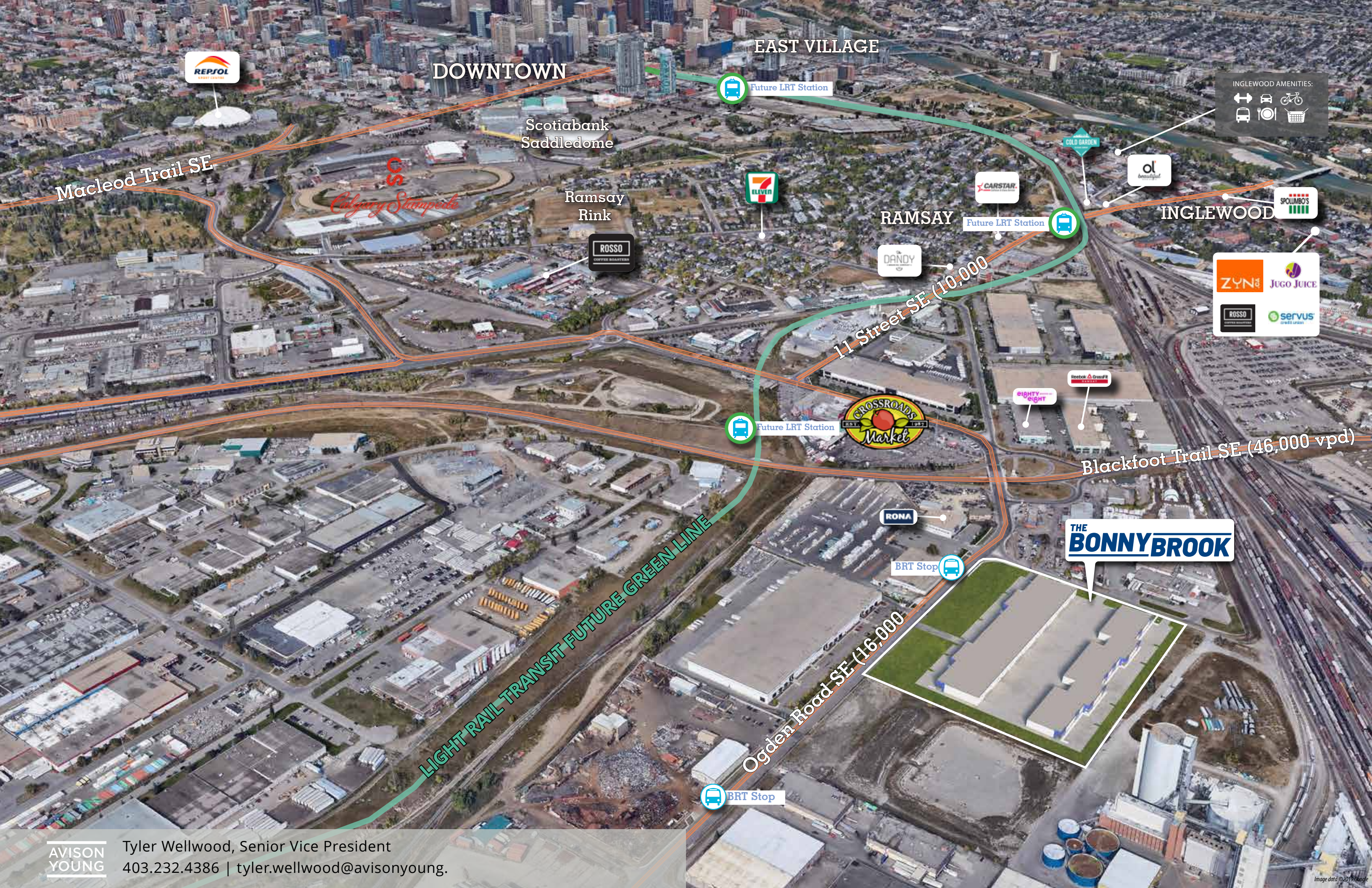
Units can be demised to meet tenants

Unit	Main Floor	Optional Mezzanine (max.)	Total Area w/ Mezzanine	Docks (Existing + Potential)	Drive-ins (Existing + Potential)
101	26,759 sf	10,704 sf	37,463 sf	6 + 3	1 + 1
102	16,114 sf	6,445 sf	22,559 sf	4	1 + 1
103	7,502 sf	3,001 sf	10,503 sf	2	1
104	15,145 sf	6,058 sf	21,203 sf	2	1
105	7,502 sf	3,001 sf	10,503 sf	2	0 + 1
106	8,471 sf	3,388 sf	11,859 sf	1 + 1	1
107	8,471 sf	3,388 sf	11,859 sf	1 + 1	1
108	17,728 sf	7,091 sf	24,819 sf	3 + 1	1 + 1

BUILDING "2"

Units can be demised to meet tenants

Unit	Main Floor	Optional Mezzanine (max.)	Total Area w/ Mezzanine	Docks (Existing + Potential)	Drive-ins (Existing + Potential)
201	7,169 sf	2,868 sf	10,118 sf	0	1 + 1
202	10,118 sf	4,047 sf	14,165 sf	0	2 + 1
203	6,588 sf	2,635 sf	9,223 sf	1	1
204	6,588 sf	2,635 sf	9,223 sf	1	1
205	6,706 sf	2,682 sf	9,388 sf	0	1 + 1
206	3,305 sf	-	3,305 sf	0	1
207	3,305 sf	1,322 sf	4,627 sf	0	1
208	3,305 sf	-	3,305 sf	0	1
209	6,588 sf	2,635 sf	9,223 sf	1	1
210	6,588 sf	2,635 sf	9,223 sf	1	1
211	3,305 sf	-	3,305 sf	0	1
212	3,305 sf	1,322 sf	4,627 sf	0	1
213	3,305 sf	-	3,305 sf	0	1
214	6,846 sf	2,738 sf	9,584 sf	0	1 + 1



DOWNTOWN

EAST VILLAGE

Macleod Trail SE

Scotiabank Saddledome

Ramsay Rink

RAMSAY

INGLEWOOD

Future LRT Station

Future LRT Station

Future LRT Station

BRT Stop

BRT Stop

Ogden Road SE (16,000)

11 Street SE (10,000)

Blackfoot Trail SE (46,000 vpd)

INGLEWOOD AMENITIES:



LIGHT RAIL TRANSIT FUTURE GREEN LINE

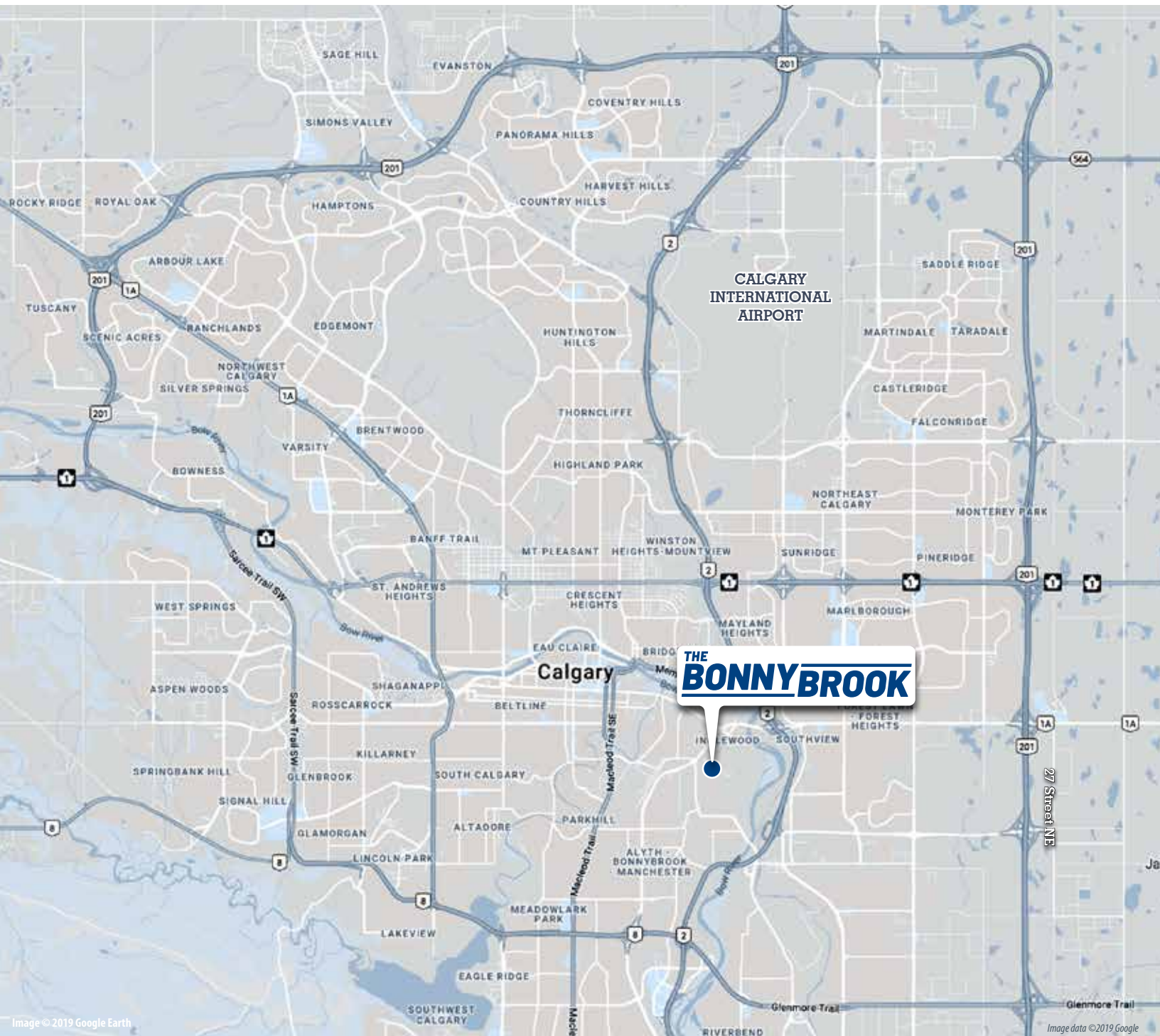
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Location Map

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