FOR SALE

STAPLES
FULFILLMENT CENTRE

210,717 SF

13.8 YR WALT

35' CLEAR

AIRPORT LOCATION

25 AERO DRIVE NE
CALGARY, ALBERTA

JLL

OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to present an opportunity to acquire a single-tenant industrial facility located at 25 Aero Drive NE, Calgary, Alberta, with a long-term lease on an extended ground lease with the Calgary Airport Authority (the "Property").

The Property comprises 210,717 square feet ("SF") of modern distribution and warehousing space, including an 84,581 SF expansion that is connected to the existing 126,136 SF facility via two openings, with the ability to demise into two separate spaces. The Property is strategically situated on a 9.64-acre site within a key industrial node on Calgary International Airport lands, proximate to amenities, public transit, major highways, and key commercial markets within Western Canada.

With generous site area, 35-foot clear height, 23 dock doors, 3 drive-in doors, and modern building systems including ESFR sprinkler protection, the Property is exceptionally well-suited for distribution of goods and e-commerce fulfillment throughout the prairie provinces. The Property is fully leased to Staples Canada ULC ("Staples" or the "Tenant"), Canada's leading office products retailer, for a 15-year total lease term with four additional five-year options to renew, on an absolute triple net basis, offering prospective buyers a passive income stream over a long-term investment horizon with extraordinary ground lease control extending through 2072.

PROPERTY SUMMARY

ADDRESS
25 Aero Drive NE,
Calgary, Alberta

BUILDING AREA
210,717 SF

SITE AREA
9.64 Acres

NET LEASE
Triple net (NNN)

CONSTRUCTION YEAR
2001 / 2026 (Expansion)

DOCK DOORS
23

DRIVE IN DOORS
3

CLEAR HEIGHT
35’

TENANT	Staples Canada ULC
LEASE STRUCTURE	Absolute NNN
LEASE TERM	15 years and 15 days
LAND LEASE	Calgary Airport Authority until August 30, 2051 (with 2 options to renew until 2072)

INVESTMENT HIGHLIGHTS

STRONG CREDIT TENANT

100% leased to Staples Canada ULC, Canada's leading office products and business services retailer, on an absolute triple-net basis until June 2040

MODERN BEST-IN-CLASS FACILITY

210,717 SF state-of-the-art distribution facility featuring 35' clear height, 23 dock doors, ESFR sprinklers, and energy-efficient LED lighting

CONTRACTUAL RENT ESCALATIONS

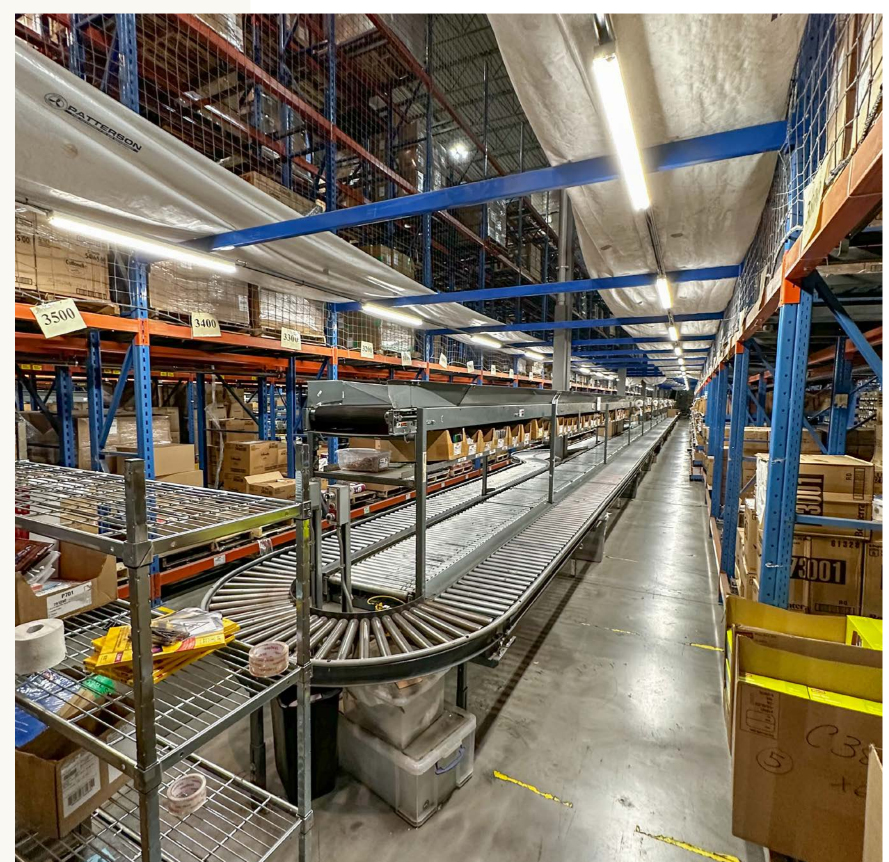
Built-in rental increases throughout the 15-year term provide predictable income growth and inflation protection for investors

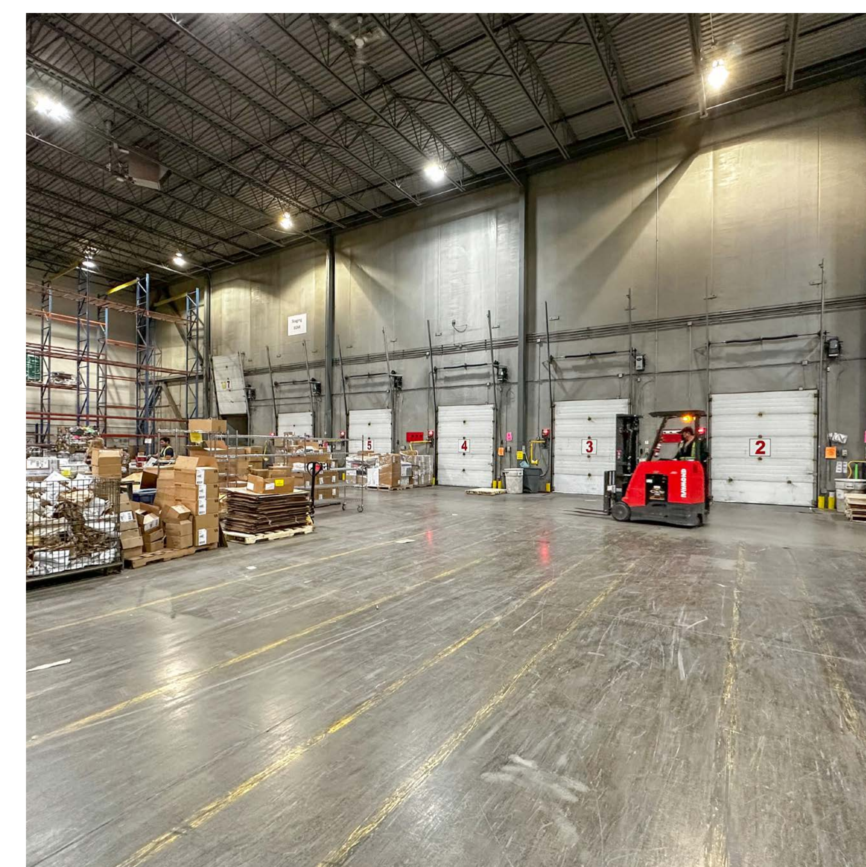
NEWLY EXPANDED TURNKEY ASSET

Recently completed 84,581 SF expansion delivered on June 15, 2026, creates modern logistics facility and advanced building systems

STRATEGIC DISTRIBUTION LOCATION IN NORTHEAST CALGARY

Premier industrial site on 9.64 acres within Calgary International Airport lands with exceptional highway access serving Western Canadian markets





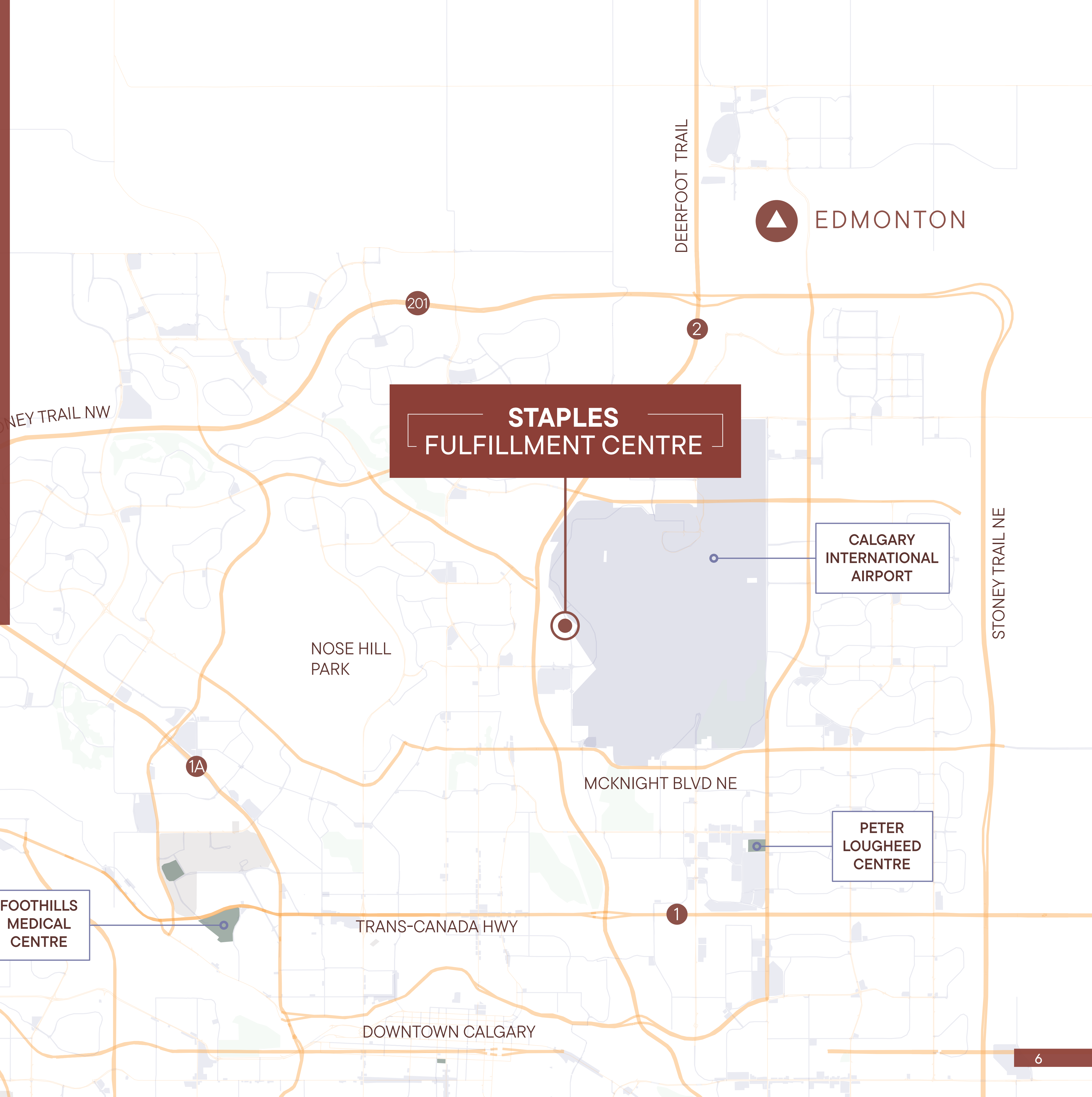
THE TENANT

Headquartered in Richmond Hill, Ontario, Staples Canada ULC is a trusted name in Canada operating a chain of retail stores supplemented by warehouse and fulfillment centers, call centers, and related office operations across the country.

Staples allows customers to shop in-store and online, offering business essentials, technology, office supplies, print services, marketing solutions and professional services.

Staples has maintained operations at the Calgary International Airport location since 2001, utilizing the Property as a strategic warehouse and distribution center. The company leverages the airport's proximity for efficient logistics and delivery operations serving Western Canada markets.

Under this new 15-year absolute triple net lease structure executed in June 2025, Staples demonstrates long-term commitment to its Calgary operations with four consecutive five-year renewal options extending potential occupancy through 2060. Staples is owned by Sycamore Partners.



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STAPLES FULFILLMENT CENTRE

25 AERO DRIVE NE CALGARY, ALBERTA

OFFERING PROCESS

The Property is being offered to the market on an unpriced basis with offers to be received on a first come, first served basis. However, the Vendor reserves the right to call a bid date, which will shall be communicated by the Advisors with a minimum of eight (8) business days' notice.

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