

BGE BUILDING

5711 103A Street
Edmonton, AB

CBRE

BROCHURE



THE OFFERING

3%
ANNUAL
RENT STEPS

4.7%
EXISTING
FINANCING

PROPERTY DETAILS

Legal Description	Plan 4269HW; Block 87; Lot 10-12 Plan 9622920; Block 87; Lot 16
Property Address	5711 103A Street
Net Rentable Area	<ul style="list-style-type: none"> Main Floor (Both Buildings)*: 61,321 SF Second Floor Office (Distribution Warehouse): 8,123 SF <p>Total: 69,444 SF</p>
Site Area	2.93 Acres
Clear Heights	17'
Loading Doors	Dock & Grade
Zoning	IH – Heavy Industrial
Lease Expiry	May 2030
Year One Income	\$552,659 (Fully Triple-Net)
Assumable Debt**	<ul style="list-style-type: none"> O/S Balance: \$4,726,544 (April 2025) Fixed Interest Rate: 4.70% Loan Expiry Date: June 2026 Amortization: 25 Years Annual Debt Service Cost: \$341,040

*Area remeasurement completed in October 2024 has the main floor area totaling 62,968 SF

**Purchaser has the option to assume the existing debt in-place



CBRE Limited (“CBRE” or the “Advisor”), on behalf of Artisan Industrial General Partner Corp. (the “Vendor”), is pleased to present the opportunity to acquire a 100% freehold interest in an industrial facility situated on an irreplaceable 2.93 acre parcel of land in south central Edmonton (the “Property”, “Facility” or “Offering”). The Offering comprises two freestanding buildings including a distribution warehouse and a manufacturing facility, combined for 69,444 SF with an additional ±25,000 SF of mezzanine area that is not included in rentable area.

BGE Indoor Air Quality Solutions (“BGE”) has been a tenant in the property since original building construction. BGE is a leading manufacturer and supplier of quality air filtration products with seven locations across Canada. Over time, BGE has expanded their presence in the Facility and now lease the entire asset, which serves as their corporate headquarters and manufacturing hub. BGE has 5.2 years of lease term left, and the lease provides

for 3% annual rental escalations. Previously a small-bay building, many of the demising walls are still present, providing for future redevelopment potential.

The Offering provides an attractive blend of lease term, contractual income growth, location scarcity, and exposure to Edmonton’s industrial market and nation-leading demographics. The Property has attractive in-place financing that can be assumed, but is also available free and clear of financing if desired.

OFFERING PROCESS

There is no set bid date. Offers are encouraged immediately, as the vendor is ready to respond to qualified parties.



INVESTMENT HIGHLIGHTS

WELL-ESTABLISHED TENANT WITH SIGNIFICANT TENURE AT THE FACILITY

Founded in 1968, BGE is a Canadian leader in Indoor Air Quality (IAQ) and air filtration systems. Operating as a fully integrated service provider, BGE specializes in providing proactive advisory, reliable products and integrated services to large commercial, industrial and institutional customers for many of Canada's best-run buildings.

BGE has been operating at the Property since original construction, attesting to their long-term commitment to the Facility. In addition, BGE operates through six additional branches located across Alberta, British Columbia, Saskatchewan and Manitoba. In February

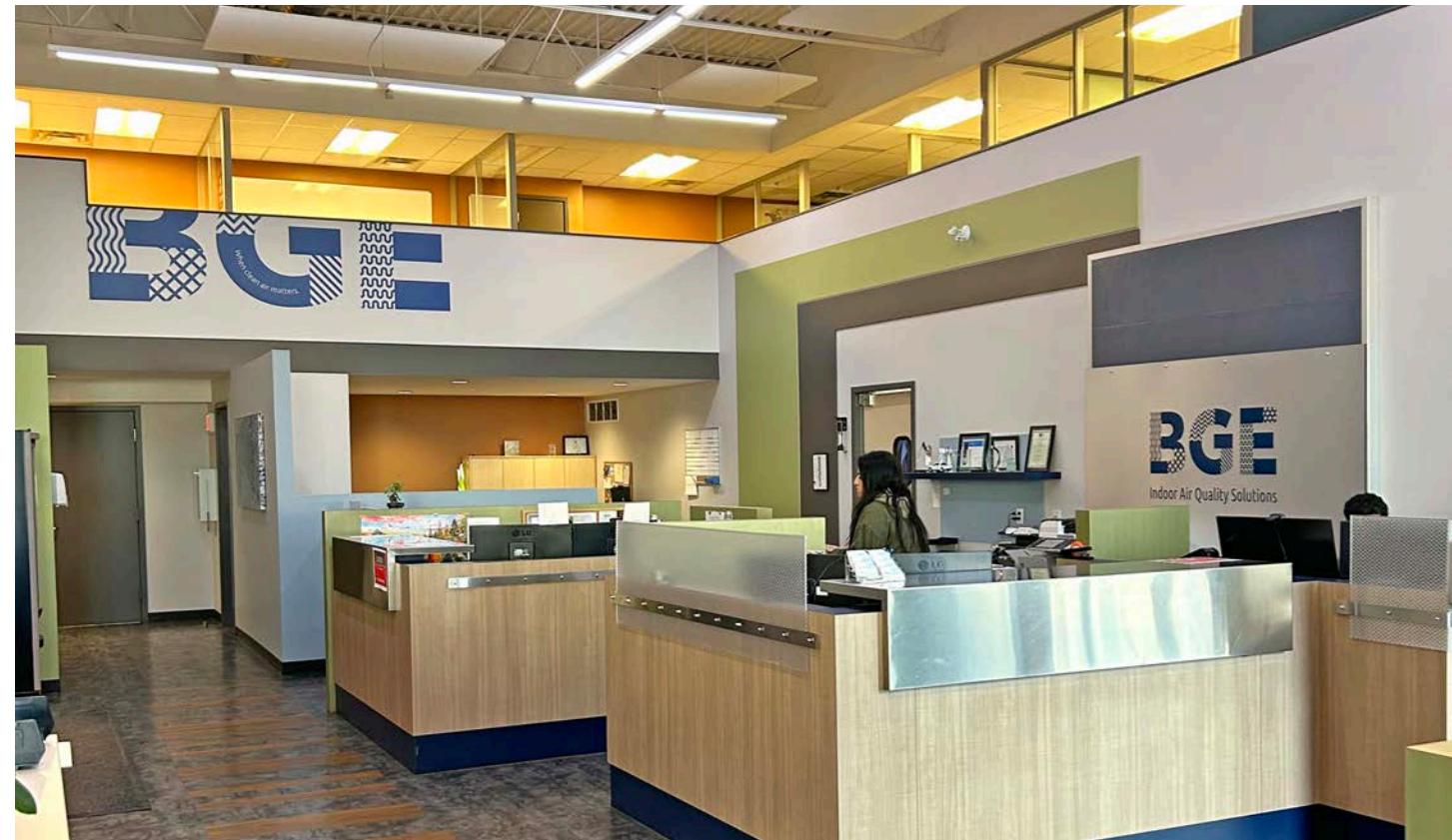
of 2024, BGE took acquisition of CON-TEST, Canada's leading provider of controlled environment services. The purchase significantly bolsters and expands BGE's overall service program to eastern Canada allowing for full coast to coast coverage. Prior to the acquisition, BGE had more than 220 employees working across its seven branches. The deal also solidifies BGE's long-term commitment to customers in delivering the cleanest air that meets the strictest standards in the most important environments and applications.



50+
YEARS OF OPERATION

7 OPERATING BRANCHES

220+
EMPLOYEES



ATTRACTIVE INVESTMENT THESIS

The Offering presents an investor with the ability to purchase an industrial facility well below replacement cost and earn an attractive yield in a declining interest rate environment. The Property offers exceptional connectivity to two of Edmonton's most significant arterial roadways and provides a secure and growing income stream with future redevelopment upside.

The Property comprises 2.93 acres of fully hard-surfaced industrial land in Edmonton's southside industrial node. Situated in the neighbourhood of Calgary Trail North, this area of south Edmonton is completely built out, and surrounded by abundant residential and

retail neighbourhoods, ensuring continuously strong pricing tenant demand. We are still in a landlord's market with growing evidence of a new cycle of sustained rental rate growth. This Offering provides a timely entry point into the Edmonton market and provides exposure to a key commercial node.

Fully leased to BGE, the tenant has 5.2 years of WALT remaining. There are 3% annual rental rate escalations throughout the remaining term that provide excellent yield growth for an investor. The tenant is heavily entrenched within the premises, providing a high likelihood of renewal upon expiry.



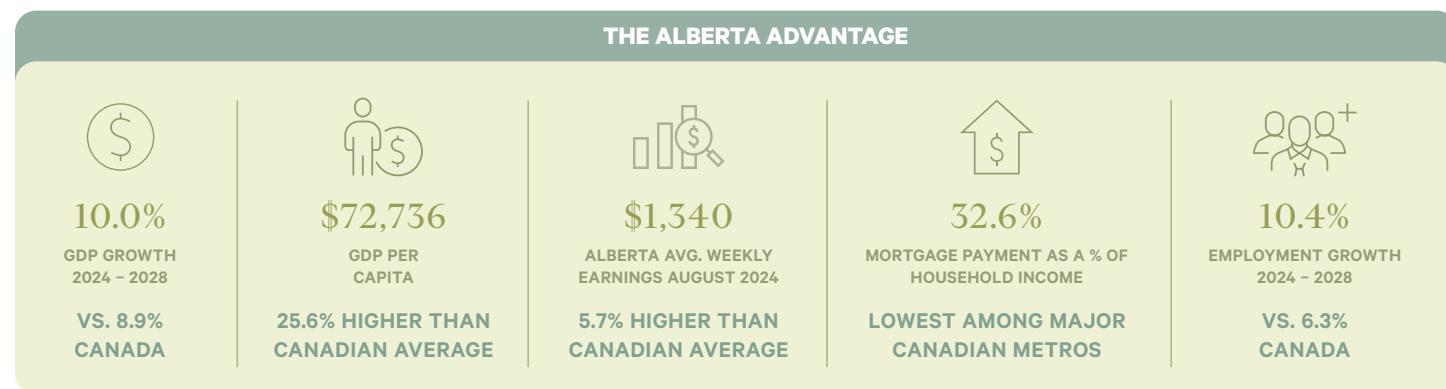
STRATEGIC LOCATION WITH EXCELLENT ACCESSIBILITY

Situated in an irreplaceable position along south Edmonton's Calgary Trail commercial node, the Property boasts strong accessibility to critical transportation corridors and retail amenities. The Facility benefits from easy access to Calgary Trail & Gateway Boulevard (QELL Highway), a north-south arterial that sees more than 30,000 daily commuters. Approximately 1.7 km to the south is Whitemud Drive, an east-west expressway that is used by almost 95,000 daily commuters. The location also allows for connectivity to the Greater Edmonton Area via Anthony Henday Drive, approximately 6.3 km to the south, providing free-flow travel around the city.

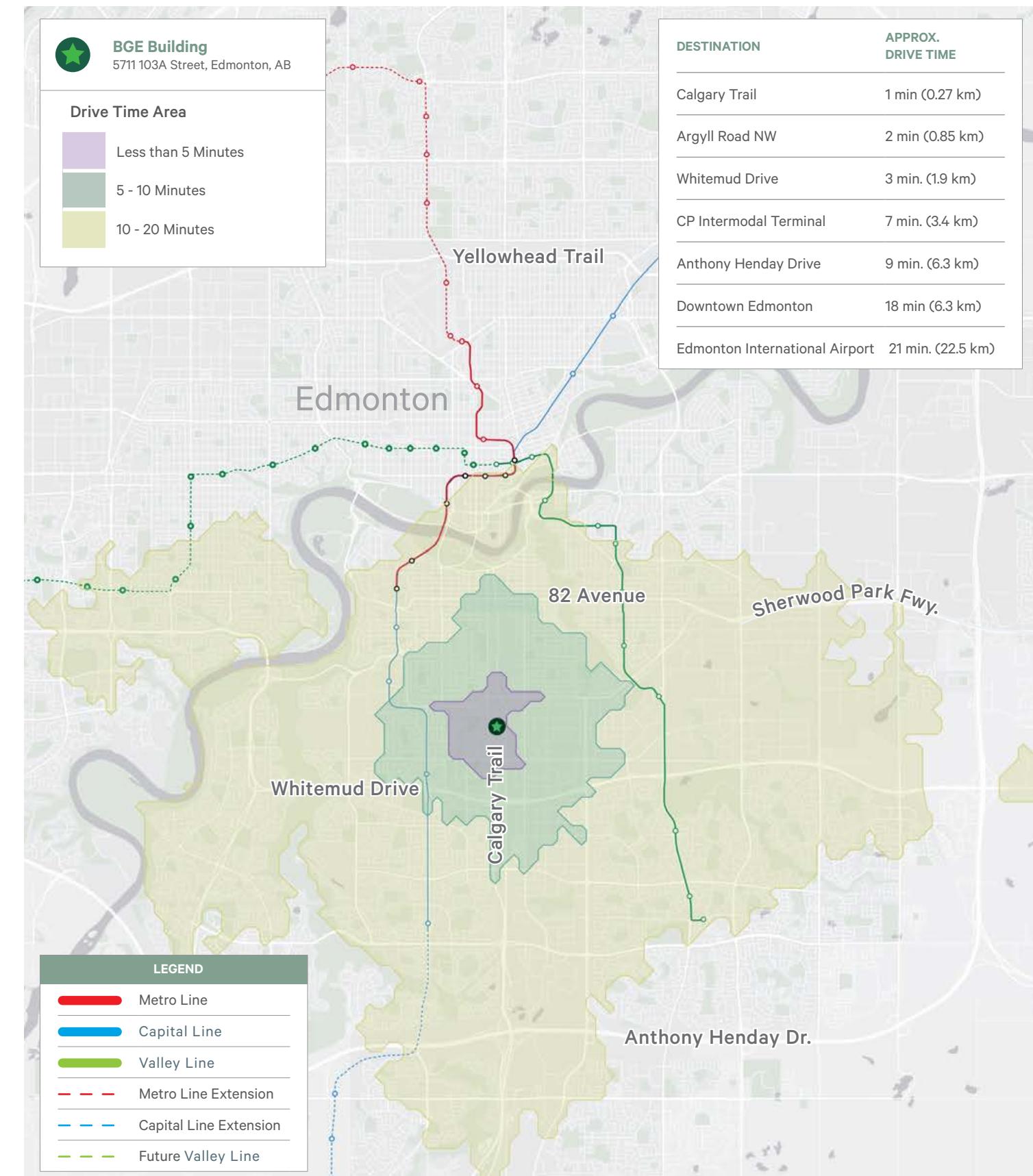
NATION LEADING ECONOMIC INDICATORS THAT SUPPORT FUTURE GROWTH

Despite being a province that has historically relied on its vast natural resources to propel GDP growth, Alberta's economy has diversified significantly over the past decade and is on track to becoming a global leader in the areas of supply chain logistics, agriculture & food security, health & life sciences and clean energy initiatives. Alberta's GDP per capita in 2023 was the highest among all provinces at \$70,876, ahead of BC's \$54,370 and Ontario's \$53,910.

As both affordability and employment growth continue to be top-of-mind issues for Canadians in the current economic outlook, this has caused a meaningful population influx to Alberta. As of Q3 2024, Alberta recorded Canada's highest year-over-year



DRIVE TIME AREA



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