



SOUTH EAST

BY SKYLINE



Gateway Business Park
Calgary, Alberta

Managed by



Marketed by





THE OPPORTUNITY

CBRE Calgary is pleased to present the opportunity to lease a key industrial asset in an evolving Alberta market. Gateway Business Park sets the standard for connectivity within Southeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, exposure and building specifications provides versatility for all Industrial businesses. Strategically located at the gateway of the Foothills neighborhood, the property presents a unique opportunity to a wide variety of users.

THE PORTFOLIO

Comprising of over 3 million SF of industrial space throughout Calgary's Northeast and Southeast jurisdictions, the diverse Skyline properties represent an integral proportion of the burgeoning Alberta portfolio spanning between Calgary and Edmonton. The Skyline Calgary portfolio consists of 7 distinct nodes of the greater Calgary area, boasting a 97% occupancy and encompassing a variety of bay sizes.

Gateway Business Park, Building B

Unit 117, 2634 45 Avenue SE, Calgary AB

13,517 SF Office & Warehouse Distribution Space for Lease

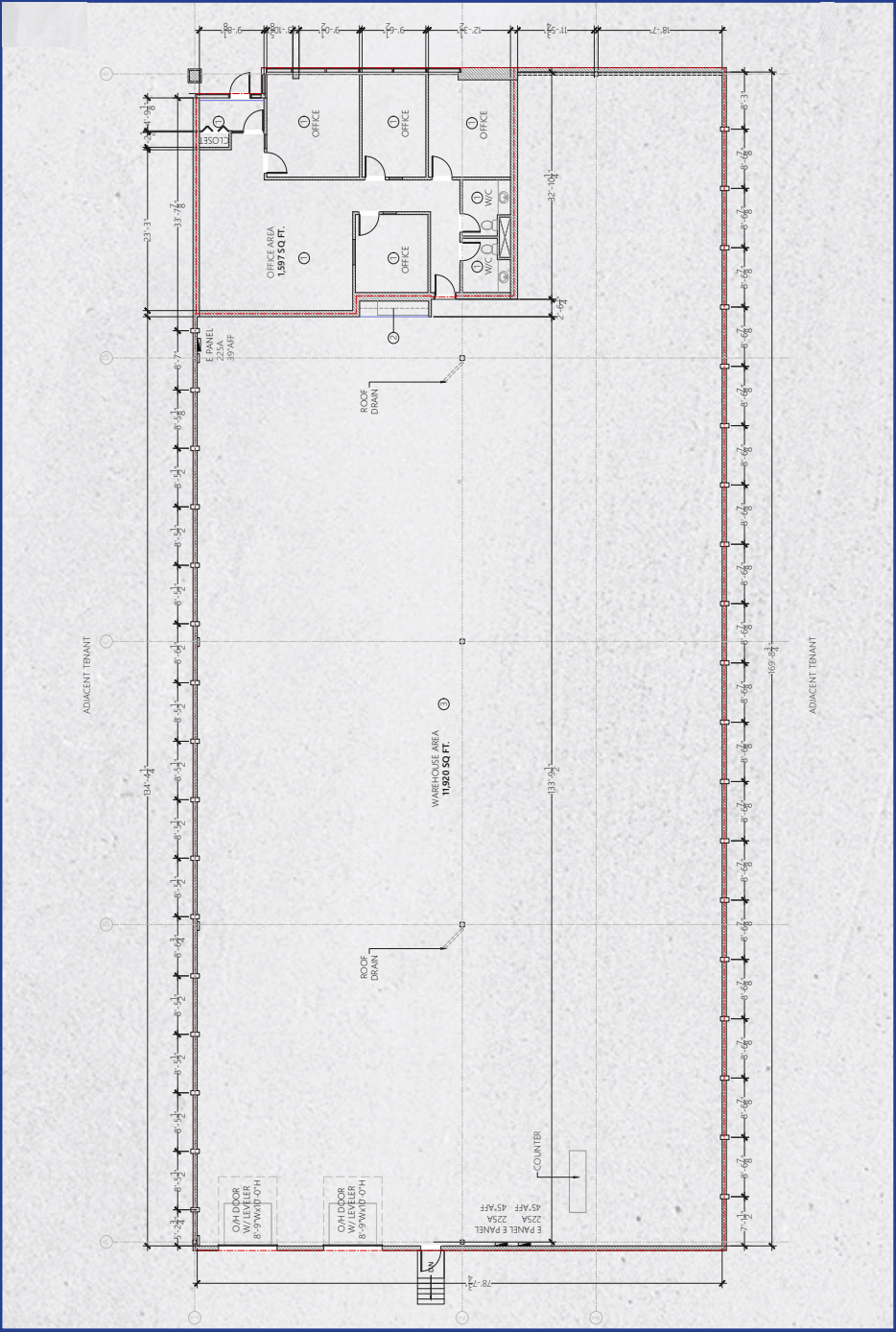


PROPERTY DETAILS

Rentable Area:	Office:	1,597 SF
	Warehouse:	11,920 SF
	Total Rentable Area:	13,517 SF
Zoning:	I-G (Industrial-General)	
Loading:	2 x Dock (8'9" x 10')	
Ceiling Height:	28' Clear	
Power:	450 Amp	
Operating Costs:	\$5.64 PSF	
Lease Rate:	Market	
Availability:	November 1, 2025	

PROPERTY HIGHLIGHTS

- Well-appointed warehouse/office space in the highly desirable Gateway Business Park
- Unit equipped with ESFR sprinkler system
- Unparalleled access to major thoroughfares including Barlow Trail, Peigan Trail and Deerfoot Trail SE (10 minutes to downtown Calgary)
- Marshalling area for 53' trailer access
- Professionally managed business park with planned exterior/landscaping improvements



Gateway Business Park, Building B

Unit 149, 2634 45 Avenue SE, Calgary AB

15,743 SF Office & Warehouse Distribution Space for Lease

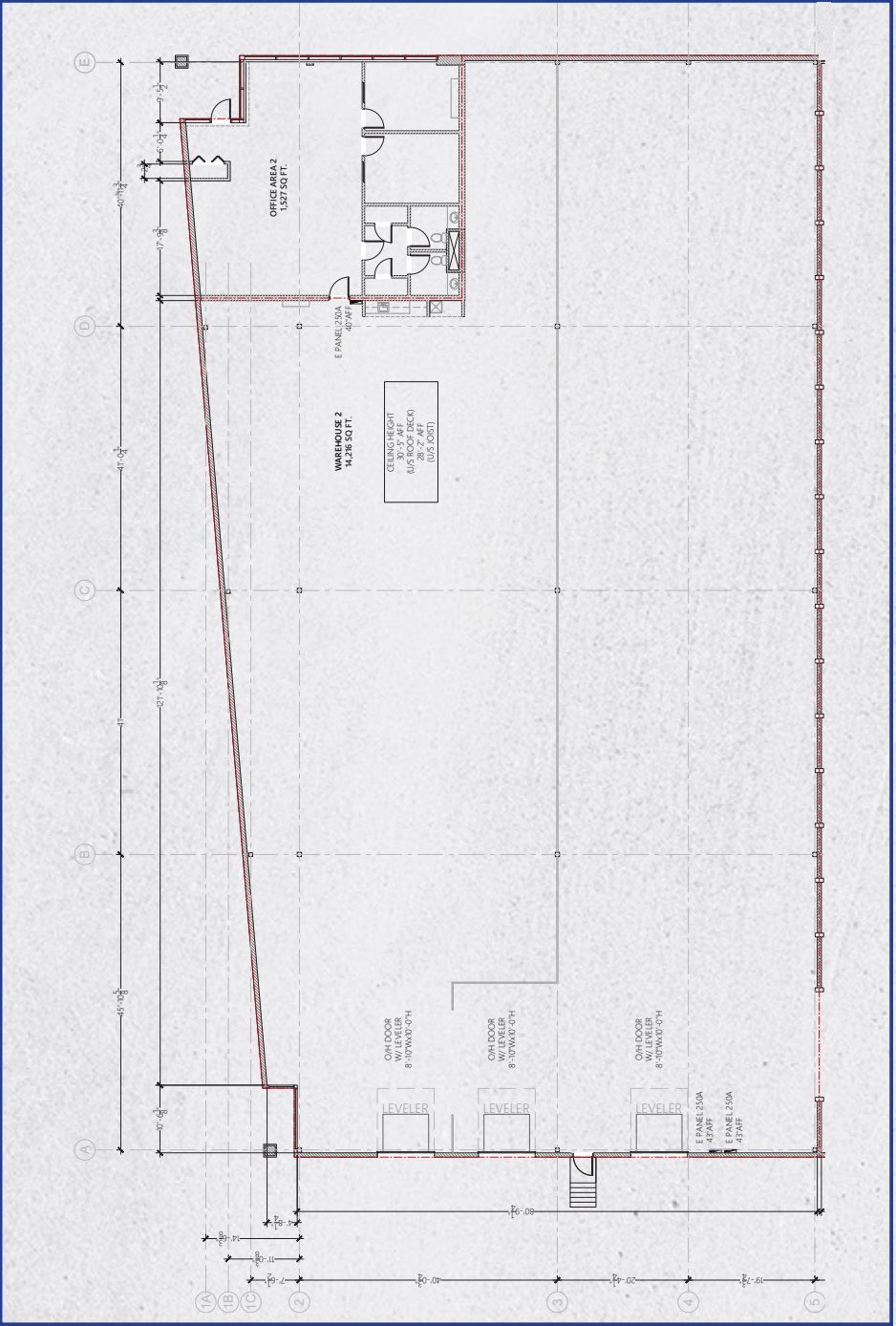


PROPERTY DETAILS

Rentable Area:	Office:	1,527 SF
	Warehouse:	14,216 SF
	Total Rentable Area:	15,743 SF
Zoning:	I-G (Industrial-General)	
Loading:	3 x Dock w/ Leveler (8'x10')	
Ceiling Height:	28' Clear	
Power:	200 Amp, 600 Volt	
Operating Costs:	\$5.64 PSF	
Lease Rate:	Market	
Availability:	Immediately	

PROPERTY HIGHLIGHTS

- Well-appointed warehouse/office space in the highly desirable Gateway Business Park
- Unit equipped with ESFR sprinkler system
- Unparalleled access to major thoroughfares including Barlow Trail, Peigan Trail and Deerfoot Trail SE (10 minutes to downtown Calgary)
- Marshalling area for 53' trailer access
- Professionally managed business park with planned exterior/landscaping improvements



Gateway Business Park, Building C

Unit 146, 2726 45 Avenue SE, Calgary AB

30,321 SF Office & Warehouse Distribution Space for Lease

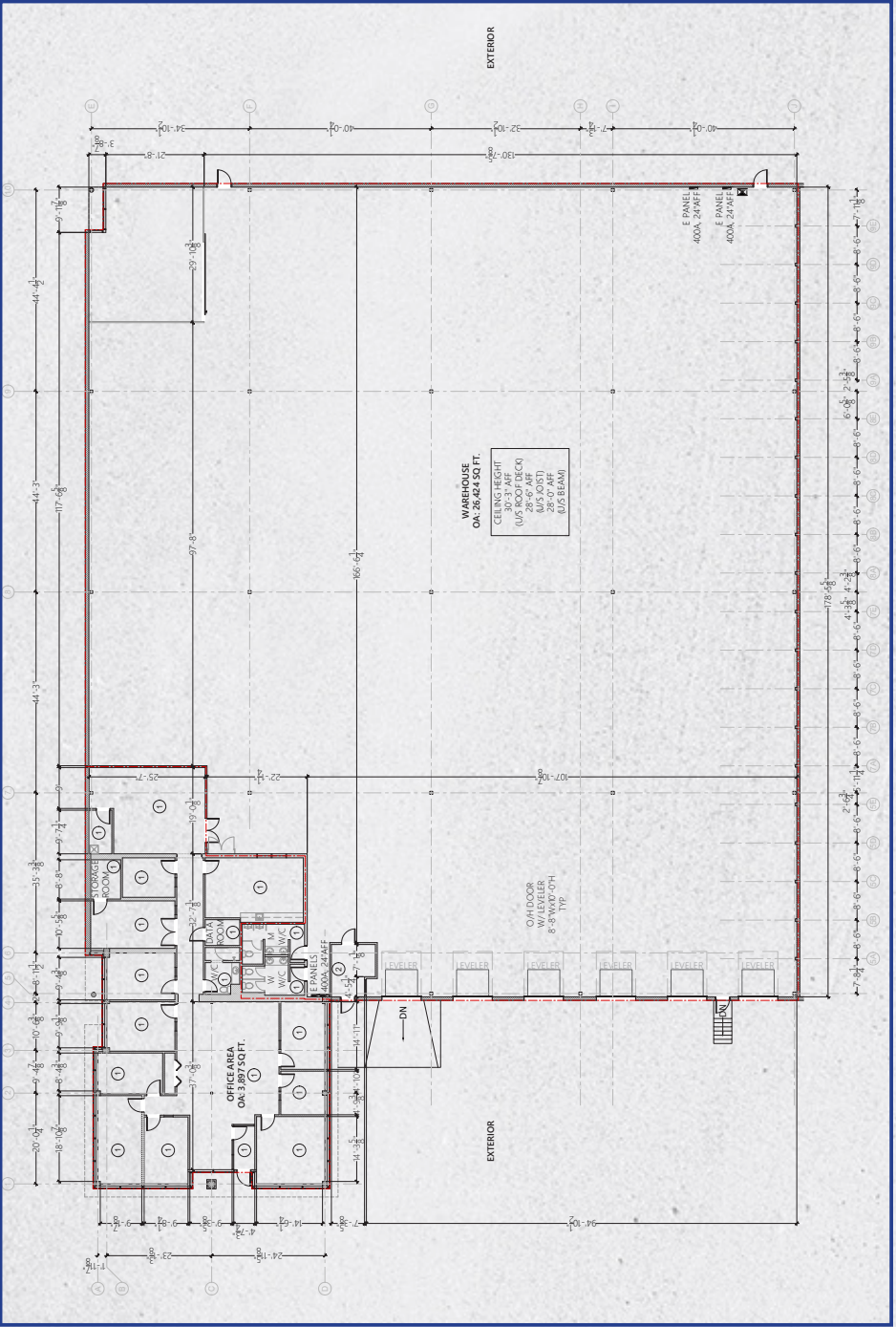


PROPERTY DETAILS

Rentable Area:	Office:	3,897 SF
	Warehouse:	26,424 SF
	Total Rentable Area:	30,321 SF
Zoning:	I-G (Industrial-General)	
Loading:	5 x Dock w/ Leveler (8'8"x10')	
	1 x Ramped Drive-in (8'8"x10')	
Ceiling Height:	28' Clear in Warehouse	
Power:	400 Amps (TBV)	
Operating Costs:	\$5.18 PSF	
Lease Rate:	Market	
Availability:	Immediately	

PROPERTY HIGHLIGHTS

- End-cap unit with well-appointed warehouse/office space in the highly desirable Gateway Business Park
- 20,000 CFM make-up air unit in place
- Unparalleled access to major thoroughfares including Barlow Trail, Peigan Trail and Deerfoot Trail SE (10 minutes to downtown Calgary)
- Nicely laid out office space with multiple private offices and employee break-room
- Marshalling area for 53' trailer access
- Unit equipped with ESFR sprinkler system



GATEWAY BUSINESS PARK

Gateway Business Park is situated at the NW entrance of the industrial park, a short distance off Deerfoot Trail with exposure to Peigan Trail SE. The Property is directly adjacent to a cluster of several food and beverage establishments to the west, residential community of Dover to the north and primarily mid to large-bay industrial tenancies to the south.





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