



# NORTH EAST

BY SKYLINE



**Airport 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. Airport Business Park sets the standard for connectivity within Northeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, flexible zoning, exposure and building specifications provides versatility for many Industrial businesses. Located to the North of the Calgary International Airport, between Deerfoot Trail and Stoney Trail NE, 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.



# Airport Business Park, Building B

## Unit 124, 10725 25 Street NE, Calgary AB

36,422 SF Office & Warehouse Distribution Space for Lease

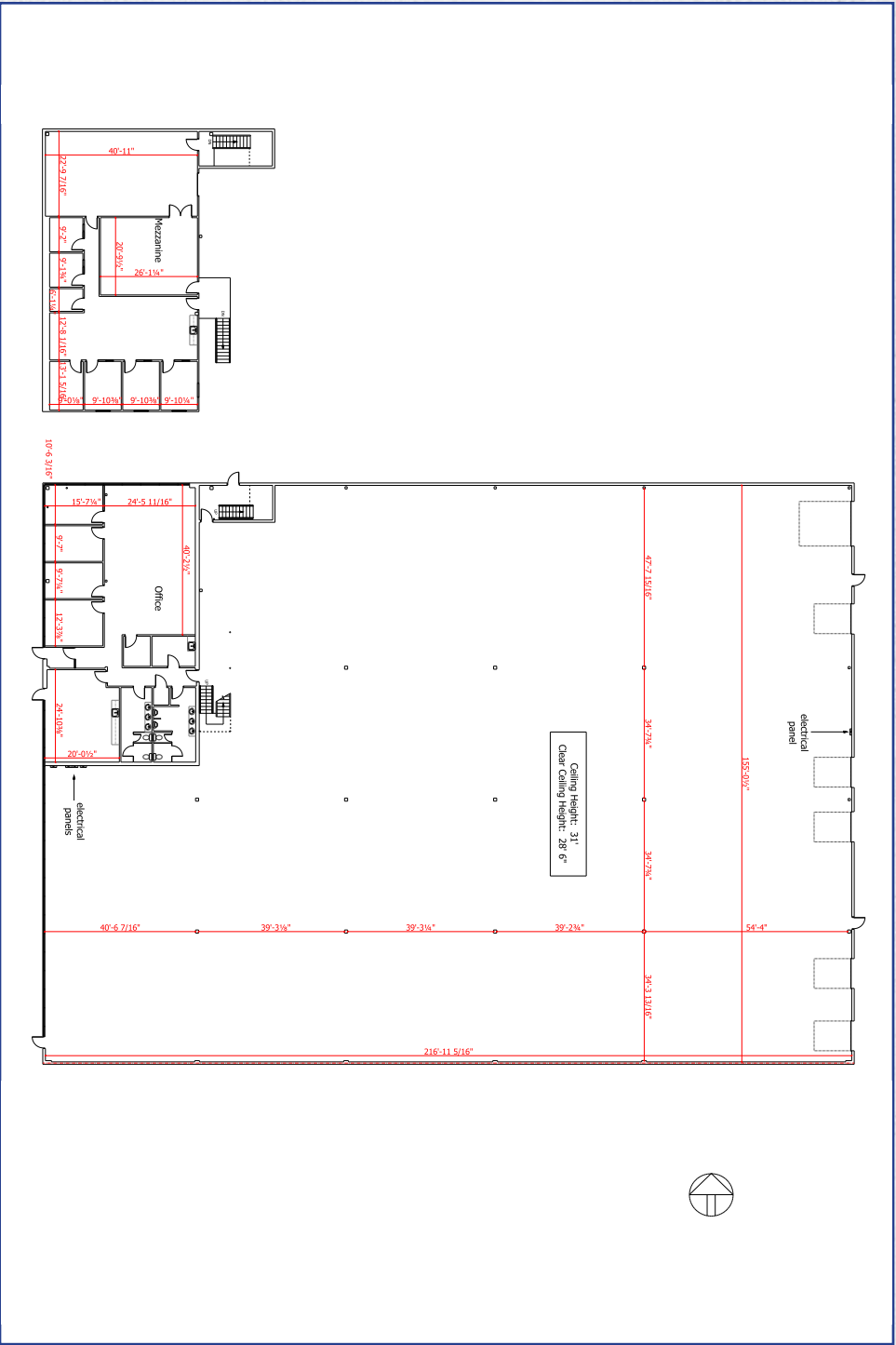


### PROPERTY DETAILS

Rentable Area:	Main Floor Office:	3,200 SF
	2nd Floor Office:	3,200 SF
	Warehouse:	30,022 SF
	Total Rentable Area:	36,422 SF
Loading:	5 x Dock (9'x10'), 1 x Drive-in (12'x14')	
Ceiling Height:	28'6" Clear	
Power:	600 Amp, 347/600 Volt (TBV)	
Operating Costs:	\$4.72 PSF	
Lease Rate:	Market	
Availability:	Immediately	

### PROPERTY HIGHLIGHTS

- End-cap unit with exposure to both Barlow Trail and Country Hills Boulevard NE
- Functional and well-built out office over two floors
- Landlord upgrading to new LED lighting
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking





# Airport Business Park, Building D

## Unit 105, 10710 25 Street NE, Calgary AB

41,347 SF Office & Warehouse Distribution Space for Lease

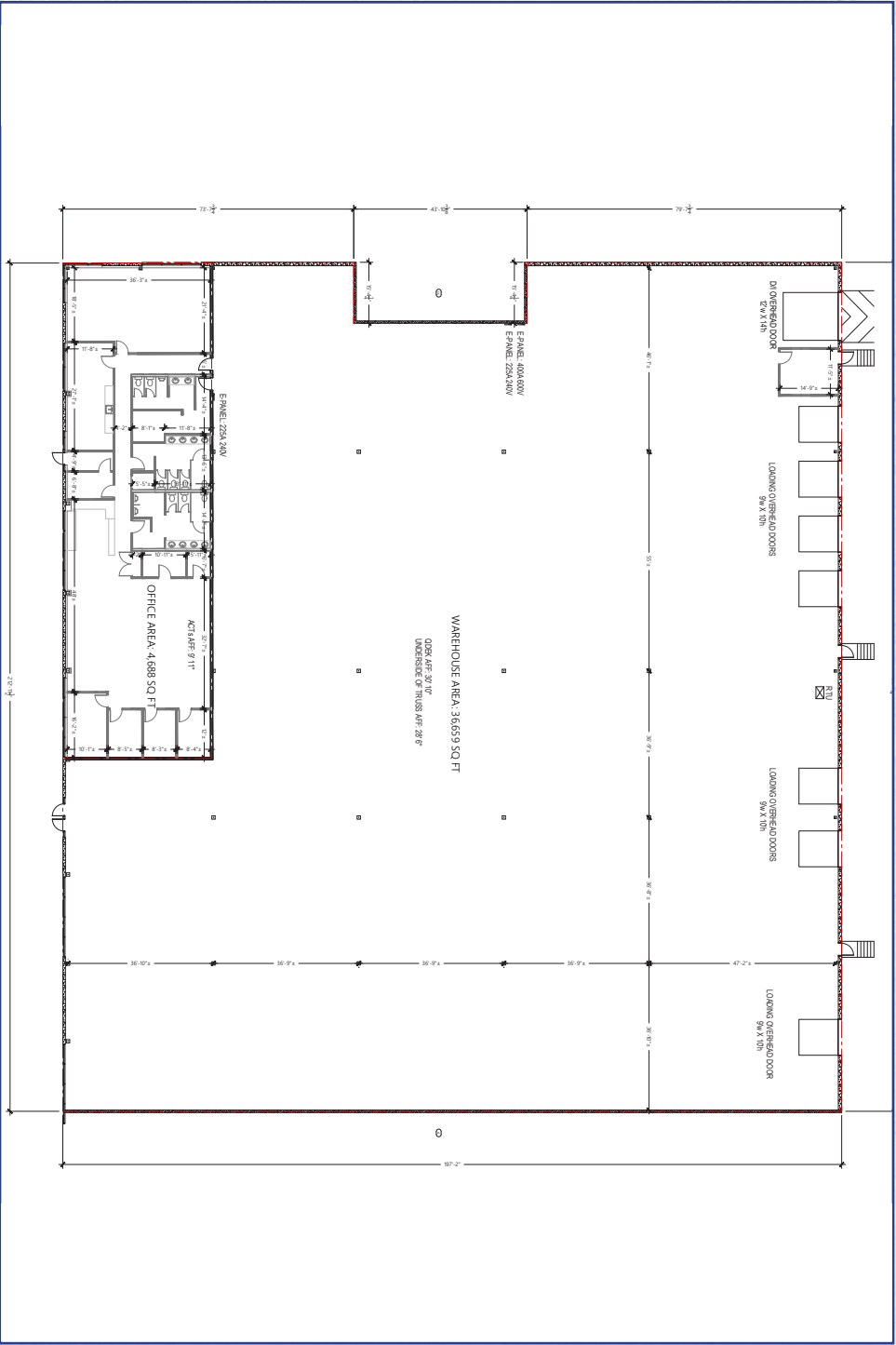


## PROPERTY DETAILS

Rentable Area:	Office:	4,688 SF
	Warehouse:	36,659 SF
	Total Rentable Area:	41,347 SF
Loading:	7 x Dock (9'x10'), 1 x Drive-in (12'x14')	
Ceiling Height:	28' Clear	
Power:	400 Amp, 600 Volt	
Operating Costs:	\$4.48 PSF	
Lease Rate:	Market	
Availability:	August 1, 2025	

## PROPERTY HIGHLIGHTS

- 'A' Class, end-cap distribution space with well built-out office area
- Full height concrete block demising walls, dock and drive-in loading and ESFR sprinkler system
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking





# AIRPORT BUSINESS PARK

Airport Business Park is situated at the Northeast boundary of the city providing quick access to the QE II. The Property has visibility to Barlow Trail and Country Hills Boulevard NE and is a short distance from Deerfoot Trail, Metis Trail and Stoney Trail NE. Located directly North of the Calgary International Airport with various food and beverage establishments and ample new format industrial-distribution development within close proximity. The Park caters well to small and mid-bay distribution type businesses.







# NORTH EAST

BY SKYLINE

Managed by



Marketed by



**Luke Hamill**

Executive Vice President  
403 294 5707  
luke.hamill@cbre.com  
\*Lead Broker

**Evan Renwick**

Vice President  
403 750 0807  
evan.renwick@cbre.com  
\*Lead Broker

**Iain Ferguson**

Vice Chairman  
403 750 0803  
iain.ferguson@cbre.com

**Blake Ellis**

Vice President  
403 750 0519  
blake.ellis@cbre.com

**Cameron Woods**

Vice President  
403 303 4562  
cameron.woods@cbre.com

**Kai Ravensbergen**

Associate  
403 750 0525  
kai.ravensbergen@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.