

FOR SALE

LARGE-SCALE INDUSTRIAL
FACILITY OPPORTUNITY

6102 48 AVE, OLDS, ALBERTA



AN INCREDIBLE **26 MEGAWATTS** OF ELECTRICAL CAPACITY
AVAILABLE TO THE SITE THROUGH FORTIS INFRASTRUCTURE,
WITH SIGNIFICANT BUILDING SYSTEMS AND HVAC CAPACITY

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THE OPPORTUNITY


Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in a large scale former cannabis production facility, located at 6102 48 Avenue, Olds, Alberta.

The offering is newly constructed with state of the art air handling, ventilation, makeup air, lighting, and security systems. The offering is priced well below replacement cost. The greatest opportunity for repositioning is created through the available 26 MEGAWATT power capacity created through Fortis infrastructure. The power contracts have recently been discharged, providing a buyer the opportunity to renegotiate power contracts based on their specific requirements, to specific parts of the site.

PROPERTY HIGHLIGHTS

 140 Individually Secure, Fully Connected, Environmentally Controlled Spaces

 **Power**
26 Megawatts

 2 Administrative Office Buildings Complete with Warehouse and Multiple Loading Docks

 **Zoning**
DC-7 Direct Control

 680 CCTV Cameras with Access Controlled Gates and Tamper Monitored Fenceline

 **Year Built**
2017 to 2020

SALE DETAILS

 **Building Area**
448,000 SF

 **Site Size**
40.31 acres

 **Sale Price**
\$29,000,000 or \$65 PSF



UNLOCKING THE PERFECT BALANCE – LOWER COSTS, STAFF AMENITIES, AND PROXIMITY TO CALGARY INTERNATIONAL AIRPORT

LOCATION

Located 50 minutes from the Calgary International Airport in Olds Alberta, the Property when in full operation employed upwards of 950 staff, most of whom were residents in the surrounding area.

Benefits of the location include lower land costs and lower property taxes than being located in a major centre, but with all the amenities and services in Olds that staff would require.



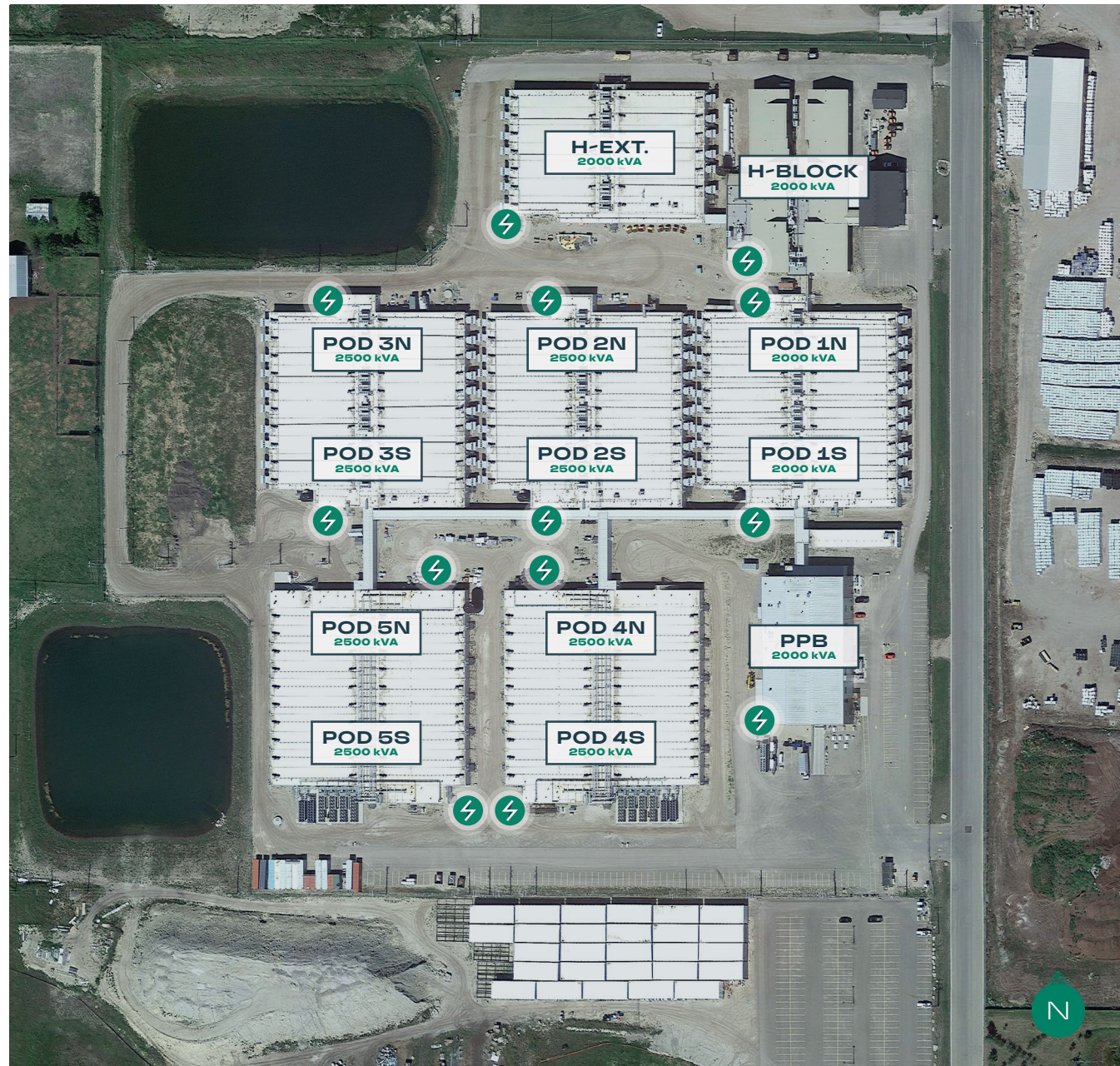
POD 2N IN FOREGROUND

POWER SUPPLY

Large-scale power infrastructure was constructed by Fortis specifically for this facility.

The power contract has been reduced significantly, but all infrastructure remains on site currently, offering a buyer the ability to customize a power contract with Fortis. The power infrastructure is disseminated throughout the site, so powering up individual site sections makes it possible to allow multiple different uses on site. This could include data centres, cryptocurrency mining, or cannabis production.

⚡ POWER BOXES



H-BLOCK HVAC



CHILLERS LOCATED AT POD 4S



VIEW OVER PODS 4 & 5



HVAC & ELECTRICAL IN HALLWAY



OFFICE AT BUILDING PPB



TYPICAL POD HVAC EXAMPLE



ARGUS CONTROLS



BOILERS



TYPICAL 2,000 SF ROOM



NEWEST POD HVAC

FOR SALE

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FREE & CLEAR OFFERING

Fee simple, clear title.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Property tours are available with advanced notice. Expressions of interest including Offers to Purchase or Letters of Intent shall be addressed on a first-come first-served basis.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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