

FOR LEASE



Airport Business Park

Calgary, Alberta



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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.

VARIOUS UNITS AVAILABLE

**WAREHOUSE & OFFICE
DISTRIBUTION SPACE
IN AN EVOLVING ALBERTA MARKET**

Developed by



Marketed by



Airport Business Park - Building A



Airport Business Park - Building B



FOR LEASE | Building G - Unit 116

10770 25 Street NE, Calgary AB

21,648 SF Shell Warehouse Distribution Space



Airport Business Park - Building C



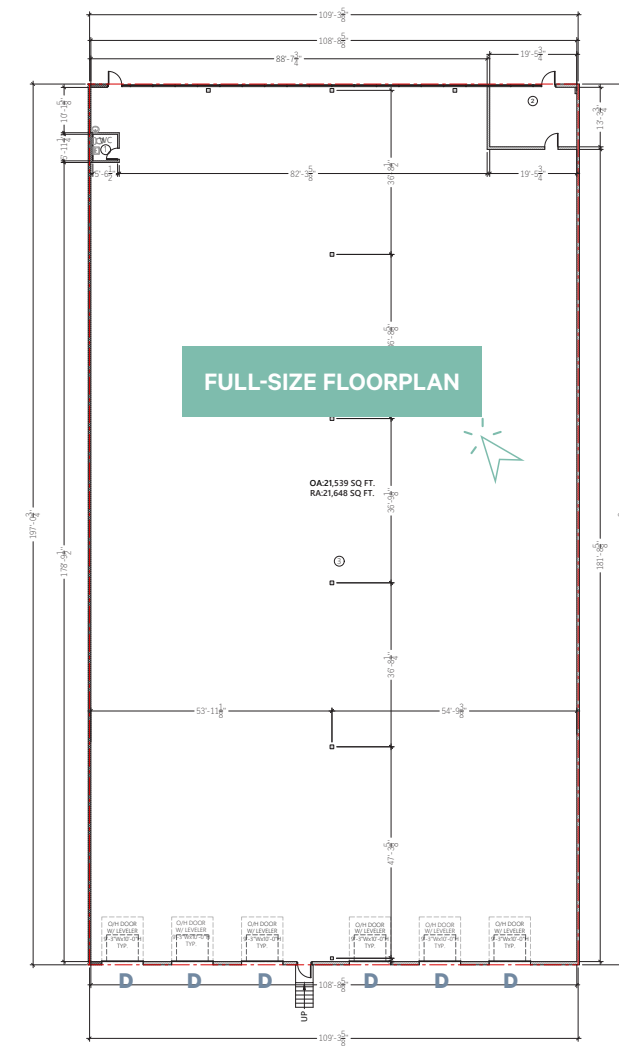
Airport Business Park - Building D



Airport Business Park - Building E



Airport Business Park - Building G



*Floor plan not to scale.

Property Details

Available Area

Warehouse	21,648 SF
Total	21,648 SF

Zoning

I-G (Industrial-General)

Loading

6 x Dock (9'3"x10')

Ceiling Height

28' clear

Power

TBD

Operating Costs

\$4.15 PSF (2025 est.)

Lease Rate

Market

Availability

Immediately

Property Highlights

- Can be contiguous with Unit 124 for 55,412 SF
- Full height concrete block demising walls, dock loading and ESFR sprinkler system
- Close proximity to Calgary International Airport and easy access to Deerfoot Trail and Stoney Trail NE
- Ample double row parking

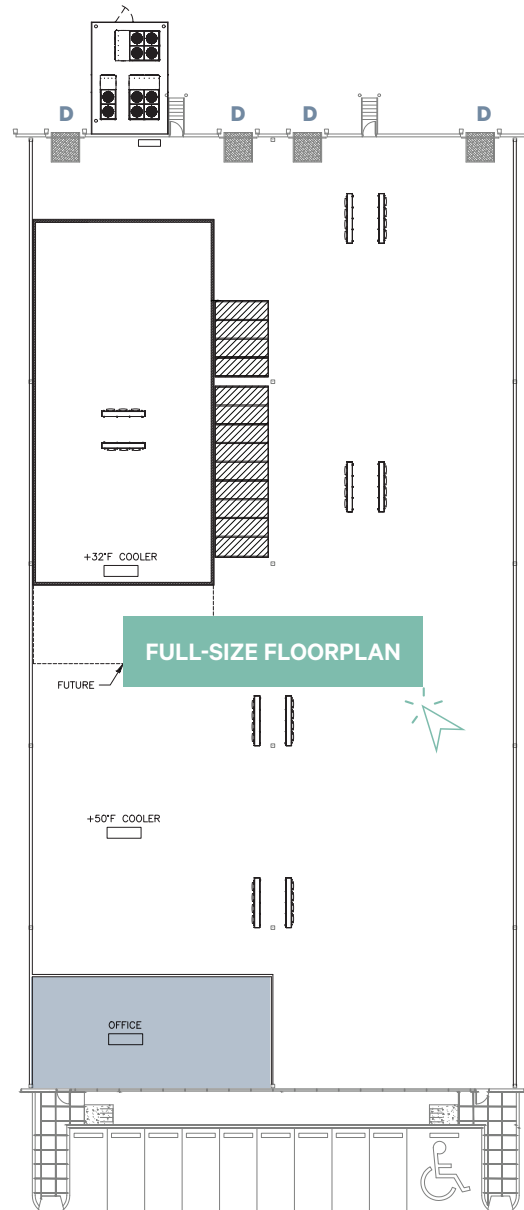
Legend

■ Office Area D = Dock Loading Door

FOR LEASE | Building C - Unit 118

10761 25 Street NE, Calgary AB

24,212 SF Warehouse & Office Distribution Space



*Floor plan not to scale.

Property Details

Available Area

Office	1,530 SF
Warehouse	22,682 SF
Total	24,212 SF

Zoning

I-G (Industrial-General)

Operating Costs

\$4.72 PSF (2025 est.)

Loading

4 x Dock Doors

Lease Rate

Market

Ceiling Height

28' clear

Availability

Immediately

Power

600 Amp, 600 Volt (TBV)

Property Highlights

- Can be contiguous with Unit 124 for 55,412 SF
- "A" Class, food grade and temperature controlled (CanadaGAP Certified) distribution space with existing walk-in cooler area of approx. 3,200 SF
- Full HVAC throughout warehouse area
- Close proximity to Calgary International Airport and easy access to Deerfoot Trail and Stoney Trail NE
- Forklift charging in-place

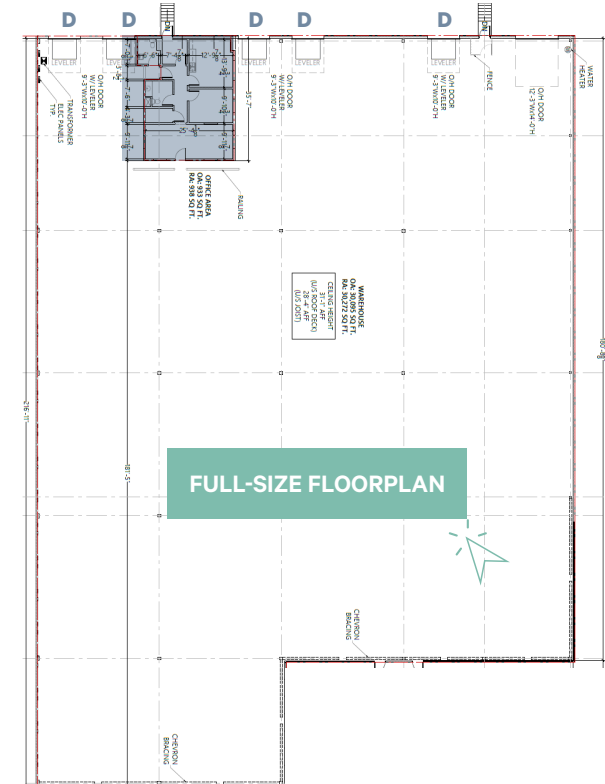
Legend

■ Office Area D = Dock Loading Door

FOR LEASE | Building C - Unit 124

10761 25 Street NE, Calgary AB

31,210 SF Warehouse & Office Distribution Space



*Floor plan not to scale.

Property Details

Available Area

Office	977 SF
Warehouse	30,233 SF
Total	31,210 SF

Zoning

I-G (Industrial-General)

Operating Costs

\$4.72PSF (2025 est.)

Loading

5 x Dock (9"x10'), 1 x Drive-in (12"x14')

Lease Rate

Market

Ceiling Height

28' clear

Availability

Immediately

Power

200 Amp, 347/600 Volt (TBV)

Property Highlights

- Can be contiguous with Unit 118 for 55,412 SF
- "A" class warehousing space
- Small office area at rear of space
- ESFR sprinklers
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport

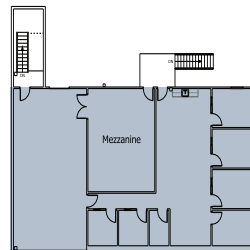
Legend

■ Office Area D = Dock Loading Door

FOR LEASE | Building B - Unit 124

10725 25 Street NE, Calgary AB

36,422 SF Warehouse & Office Distribution Space



*Floor plan not to scale.

Property Details

Available Area

Main Floor Office	3,200 SF
2nd Floor Office	3,200 SF
Warehouse	30,022 SF
Total	36,422 SF

Zoning

I-G (Industrial-General)

Loading

5 x Dock (9'x10'), 1 x Drive-in (12'x14')

Ceiling Height

28' clear

Power

600 Amp, 347/600 Volt (TBV)

Operating Costs

\$4.72 PSF (2025 est.)

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

Legend

■ Office Area D = Dock Loading Door

FOR LEASE | Building D - Unit 105

10710 25 Street NE, Calgary AB

41,347 SF Warehouse & Office Distribution Space



Property Details

Available Area

Office	4,688 SF
Warehouse	36,659 SF
Total	41,347 SF

Zoning

I-G (Industrial-General)

Loading

7 x Dock (9'x10'), 1 x Drive-in (12'x14')

Ceiling Height

28' clear

Power

400 Amp, 600 Volt (TBV)

Operating Costs

\$4.48 PSF (2025 est.)

Lease Rate

Market

Availability

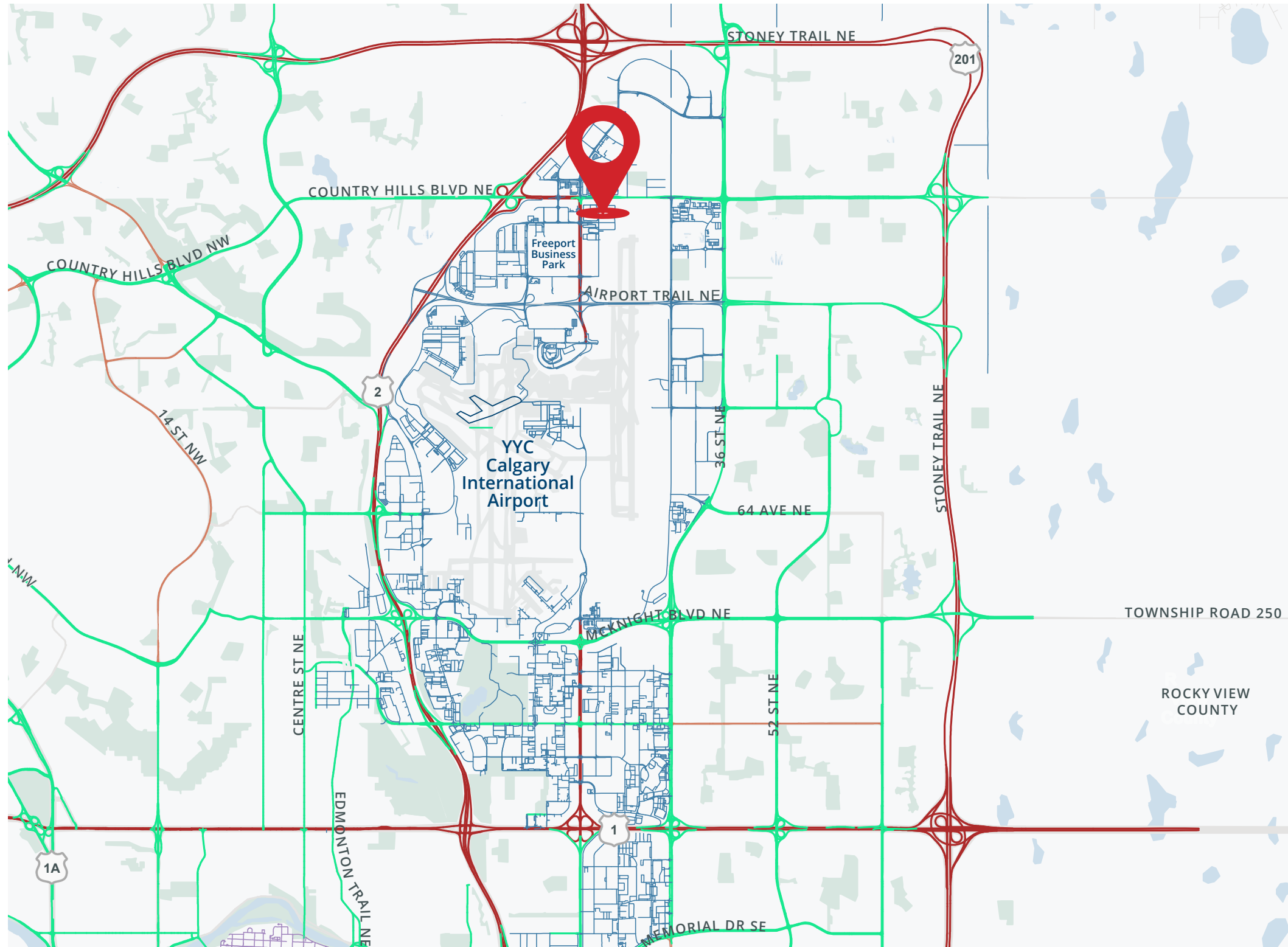
Immediately

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

Legend

■ Office Area D = Dock Loading Door



The Location

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.

TRUCK ROUTES

- Dangerous goods route
- Restricted truck route
- Truck route
- Unrestricted truck route
- Unrestricted with dangerous goods restriction

DEMOGRAPHICS

 **117,572**
Population within 5 KM
(2025 Est.)

 **20.3%**
2030 Projected
Population within 5 KM

 **69,582**
Labour Force within 5 KM
(2025 Est.)

TRAVEL TIMES



FOR LEASE

NE | NORTH EAST

BY SKYLINE

OWNED BY



Skyline Industrial REIT encompasses professionally managed and maintained industrial real estate in strong, viable, and growing Canadian markets. Our properties are located in both primary and secondary markets, benefiting from both the evolution and gentrification of the industrial warehousing real estate sector.

With a focus on acquiring modern industrial assets, primarily in the warehousing and logistics sector, Skyline Industrial REIT is optimally positioned for growth amid the constant demand for logistics space from e-commerce and distribution providers.

MARKETED BY



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