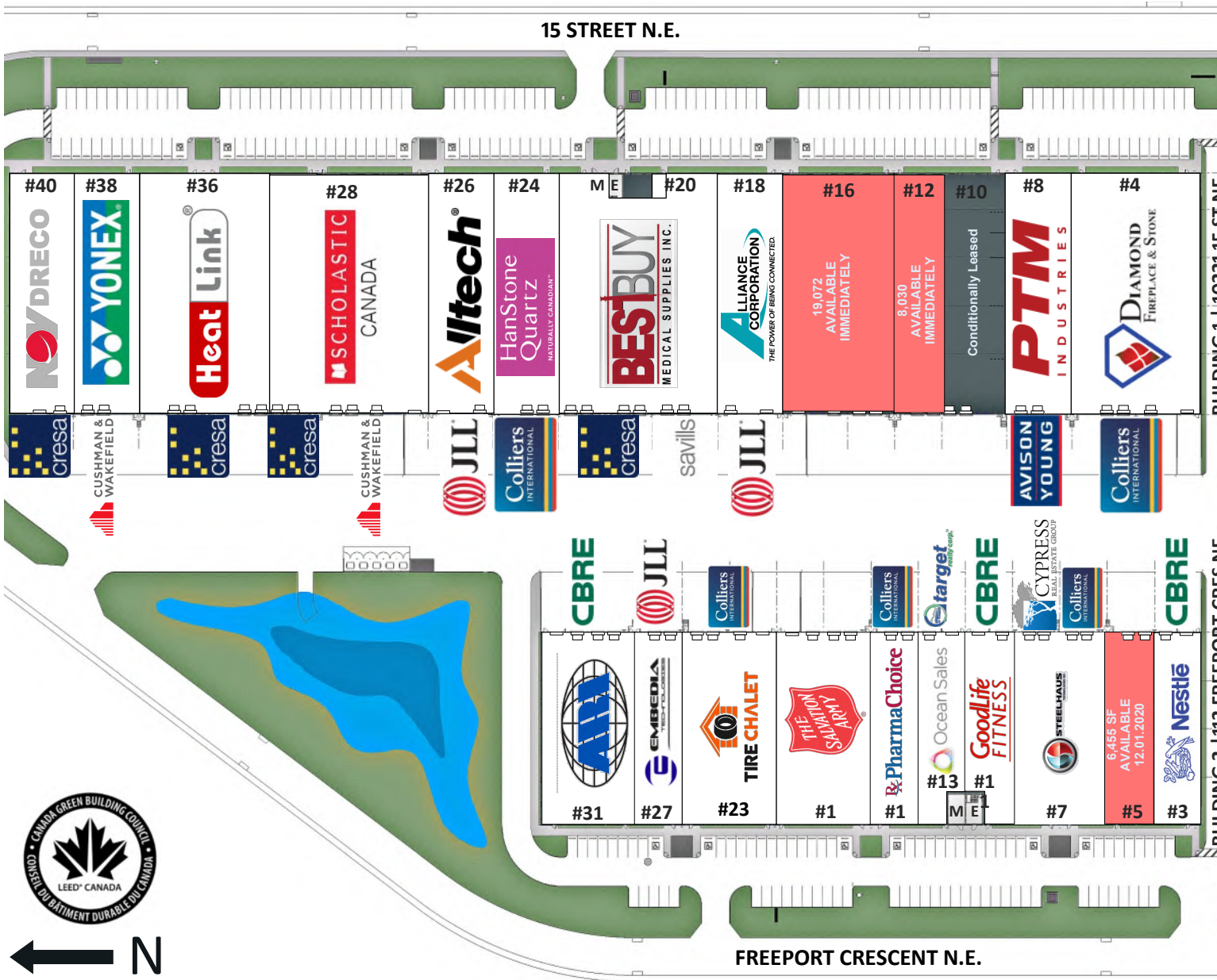




ENRIGHT



AIRPORT CROSSING - PHASE 1; OCTOBER 2020



AVAILABLE FOR HEADLEASE	
BUILDING:	1
SUITE:	#16
AREA:	19,072 SF (95' x 200')
OFFICE AREA:	±3,000 SF
BASIC RENT:	Market
ADDITIONAL RENT:	\$4.04 (2020 budget)*
POSSESSION:	Immediate
TERM:	5 years

*Based on City of Calgary 2020 Mill Rate

SPECIFICATIONS	
YEAR BUILT:	2014
ZONING:	IG, Industrial General
LOADING:	One 12' x 14' drive in door, Three 9' x 10' dock level doors (40,000 lbs)
EXTERIOR WALLS:	9" insulated full height precast panels (R-19)
CLEAR HEIGHT:	28' to underside of joists
LIGHTING:	T5H0 with motion sensors
ELECTRICAL SERVICE:	200 amp, 347/600 volt, 3 phase
HRV:	Approx. 535 cfm x 2
SPRINKLER:	ESFR
HEATING:	Gas fired unit heaters with infra-red heaters in loading area
PARKING:	1.1 stall/1,000 SF
EXISTING IMPROVEMENTS:	<ul style="list-style-type: none"> • Bays can be subdivided (11,042 SF/8,030 SF) • Can be combined with Unit #12 (27,102 SF) • High quality office build out complete with reception, lunch room/kitchen, boardroom, offices, show room and open concept seating area

AVAILABLE FOR HEADLEASE	
BUILDING:	1
SUITE:	#12
AREA:	8,030 SF (40' x 200')
OFFICE AREA:	±2,300
BASIC RENT:	Market
ADDITIONAL RENT:	\$4.04 (2020 budget)*
POSSESSION:	Immediate
TERM:	5 years

SPECIFICATIONS	
YEAR BUILT:	2014
ZONING:	IG, Industrial General
LOADING:	Two 9' x 10' dock level doors (40,000 lbs) Potential to add drive in doors
EXTERIOR WALLS:	9" insulated full height precast panels (R-19)
CLEAR HEIGHT:	28' to underside of joists
LIGHTING:	T5H0 with motion sensors
ELECTRICAL SERVICE:	400 amp, 347/600 volt, 3 phase
HRV:	Approx. 535 cfm
SPRINKLER:	ESFR
HEATING:	Gas fired unit heaters with infra-red heaters in loading area
PARKING:	1.1 stall/1,000 SF
EXISTING IMPROVEMENTS:	<ul style="list-style-type: none"> • Flexible office build out with reception, several offices, lunch room, locker room, storage and multiple washrooms

AVAILABLE FOR HEADLEASE	
BUILDING:	2
SUITE:	#5
AREA:	6,455 SF (40' x 160')
OFFICE AREA:	±1,060 SF
BASIC RENT:	Market
ADDITIONAL RENT:	\$4.50 PSF (2020 budget)*
POSSESSION:	December 1, 2020
TERM:	5 years

SPECIFICATIONS	
YEAR BUILT:	2014
ZONING:	IG, Industrial General
LOADING:	Two 9' x 10' dock level Doors (35,000 lbs)
EXTERIOR WALLS:	9" insulated full height precast panels (R-19)
CLEAR HEIGHT:	28' to underside of joists
LIGHTING:	T5H0 with motion sensors
ELECTRICAL SERVICE:	200 amp, 347/600 volt, 3 phase
HRV:	Approx. 460 cfm
SPRINKLER:	ESFR
HEATING:	Gas fired unit heaters with infra-red heaters in loading area
PARKING:	1.1 stall/1,000 SF
EXISTING IMPROVEMENTS:	<ul style="list-style-type: none"> • Office build out is complete with reception, meeting room, office, kitchen & two washrooms.