

CALGARY'S NEXT-GEN LOGISTICS DISTRICT.

2 warehouses totalling 358,950 SF coming Q2 2027.



GEMINI[★]52[★]

Heart of Calgary's southeast
logistics corridor.

CanFirst
CAPITAL MANAGEMENT



Project Overview

Located within the Constellation Industrial Park, this development features 2 industrial buildings designed for small to medium bay users.

Each building is designed to accommodate a wide range of uses from distribution, light manufacturing and service-oriented industrial.

PROJECT SPECIFICATIONS

ADDRESS	5530 47th Ave SE
ZONING	Industrial General (I-G)
CONSTRUCTION	Insulated metal panels
TRAILER	12 stalls
ROOF	EPDM with R-30 insulation
HVAC	Gas-fired unit heaters
SPRINKLER	ESFR K factor 25.2, 80 PSI
FLOOR	7" slab, est. load capacity of 850 lb psf
POWER	2,000 amp, 347/600 volt, 3-phase including circuit panel & 600/120/208 volt step-down transformer
COMMON TRUCK COURT	200'
CONCRETE APRON	55'



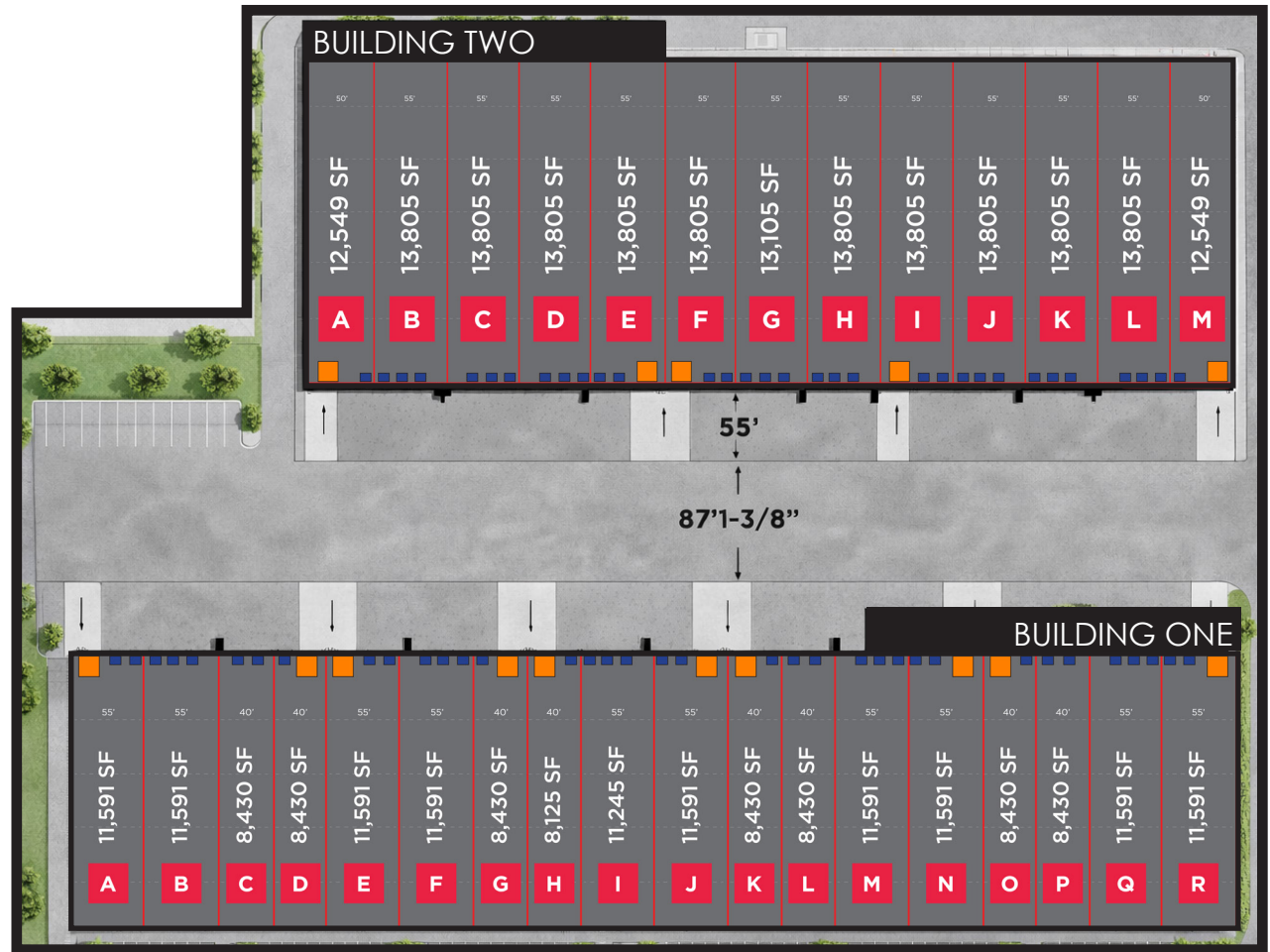
BUILDING PROFILE

BUILDING TWO

BUILDING AREA	176,250 SF
CLEAR HEIGHT	32'
BAY DEPTH	250'
LOADING	Dock: 32; Grade: 5
CAR PARKING	0.73/1,000 SF
TRAILER PARKING	6 Stalls
COMPLETION	July 2027

BUILDING ONE

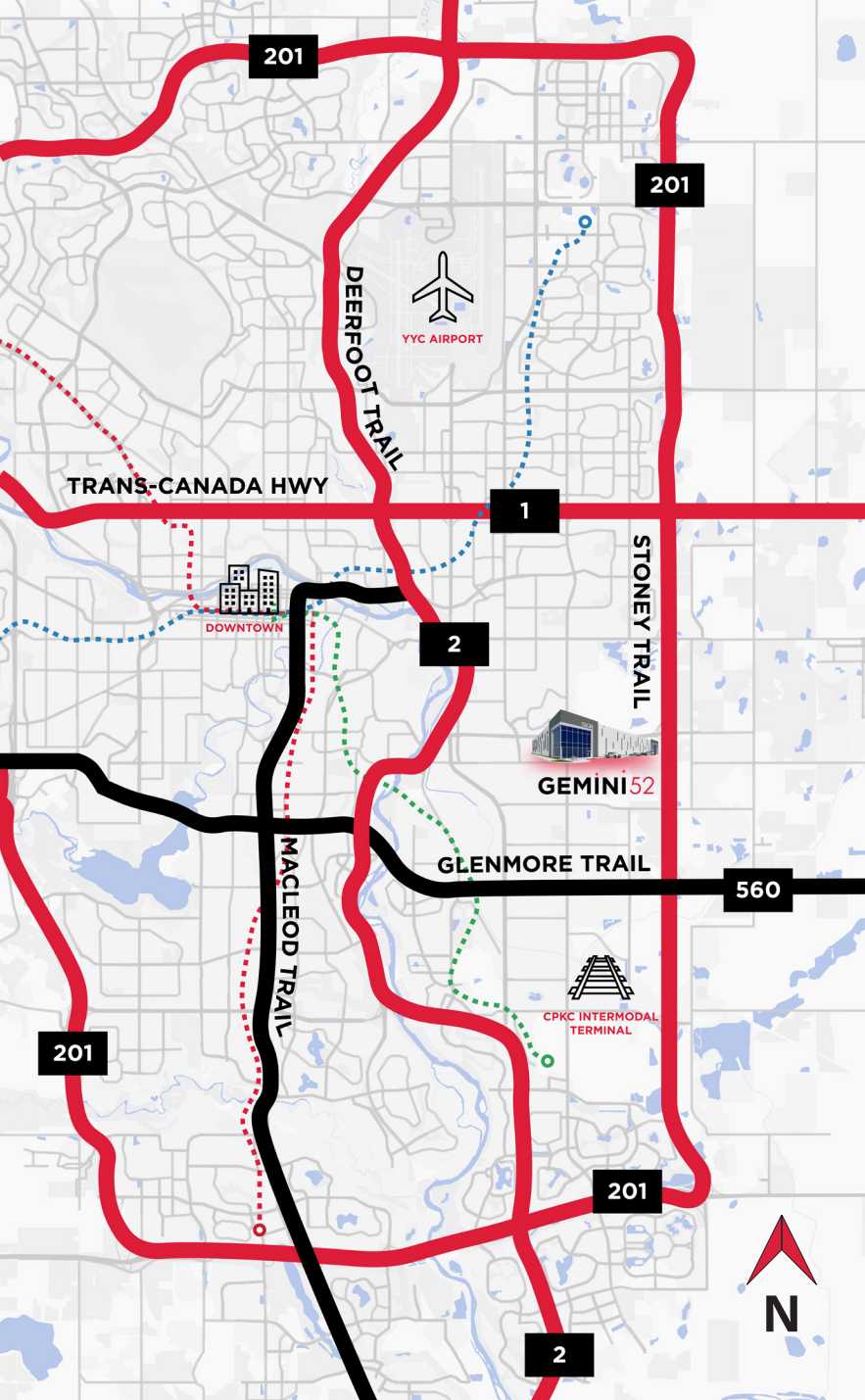
BUILDING AREA	182,700 SF
CLEAR HEIGHT	28'
BAY DEPTH	210'
LOADING	Dock: 36; Grade: 10
CAR PARKING	0.89/1,000 SF
TRAILER PARKING	6 Stalls
COMPLETION	June 2027



Grade-level doors



Dock-level doors



CONNECTIVITY

Gemini 52 is located in Calgary's fastest-growing industrial corridor, within the 600-acre Constellation Industrial Park. Fronting 52nd Street SE and Peigan Trail SE, the site provides excellent connectivity to Deerfoot Trail, Stone Trail and Queen Elizabeth Highway, the primary freight artery linking Alberta to the US border, with onward connections north from Calgary to Edmonton.



Other Cities

Edmonton	299 km
Regina	757 km
Saskatoon	594 km
Vancouver	972 km



Transportation Connections

Ring Road	8 km (7 minutes)
CPKC Rail	6 km (10 minutes)
CN Rail	19 km (20 minutes)
Airport	23 km (22 minutes)

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LOCATION



Access
Point



Food &
Bev



Erin Woods/
44 St SE (North)



52 St E (North)



Starfield
Industrial



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