

CALGARY'S NEXT-GEN LOGISTICS DISTRICT.

2 warehouses totalling 358,950 SF coming Q2 2027.



GEMINI[★]52[★]

Heart of Calgary's southeast
logistics corridor.

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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

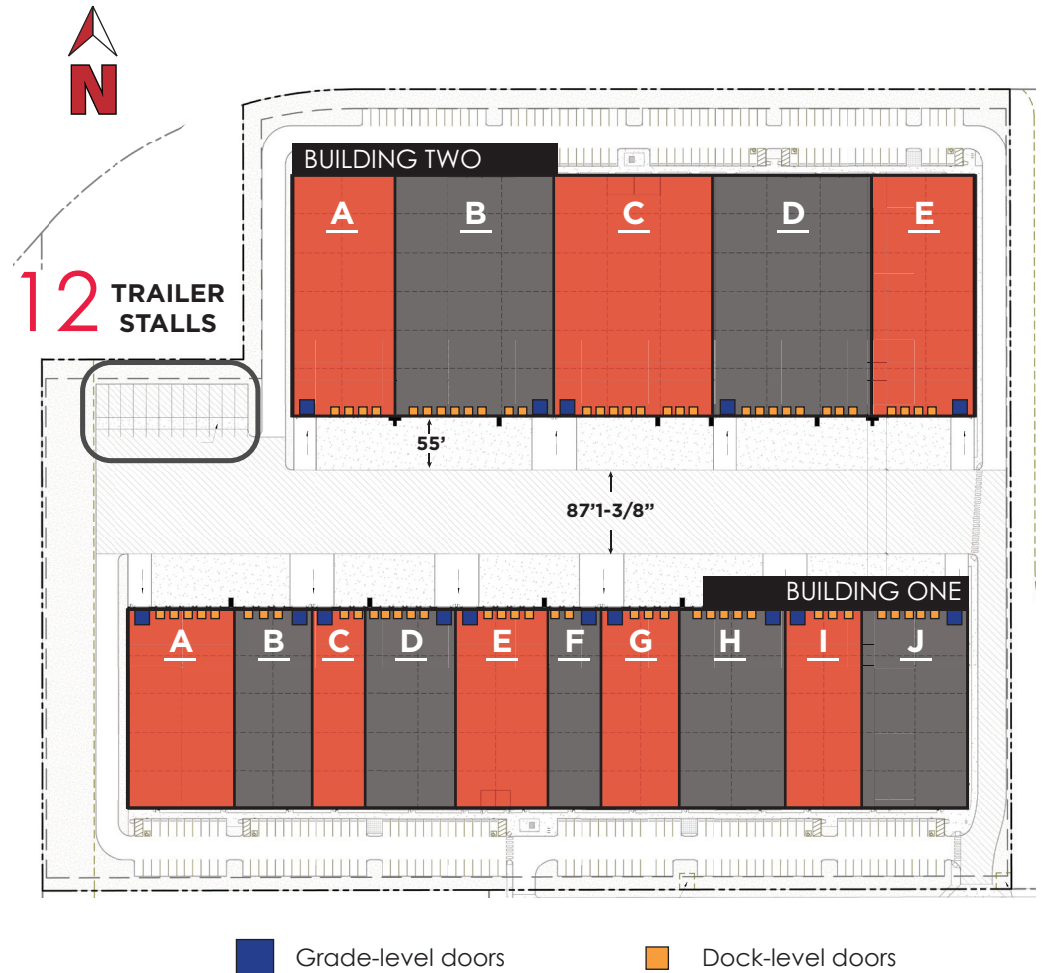
ADDRESS	5520 & 5540 - 47th Ave SE
ZONING	Industrial General (I-G)
CONSTRUCTION	Insulated metal panels
TRAILER	12 stalls
ROOF	EPDM with R-30 insulation
HVAC	Gas-fired unit heaters
SPRINKLER	ESFR K factor 16.8, 80 PSI
FLOOR	7" slab, est. load capacity of 850 lb psf
POWER	2,000 amp, 347/600 volt, 3-phase including circuit panel & 600/120/208 volt step-down transformer
COMMON TRUCK COURT	200'
CONCRETE APRON	55'



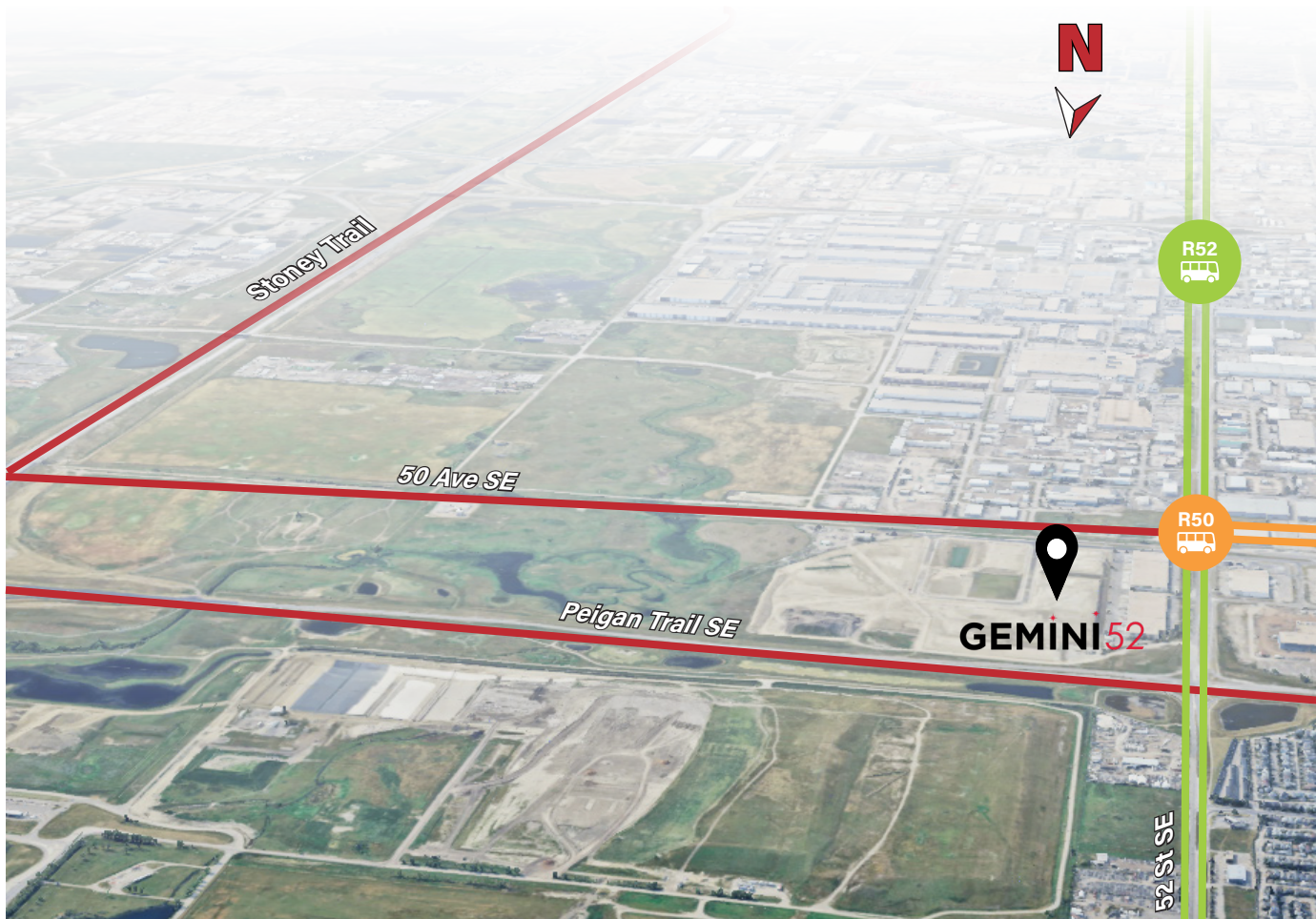
BUILDING PROFILE

BUILDING TWO	
BUILDING AREA	176,250 SF
CLEAR HEIGHT	32'
TYPICAL BAY	250' x 55' = 13,750 SF
PROPOSED SIZE(S)	26,250 SF - 41,250 SF
LOADING	Dock: 29; Grade: 5
CAR PARKING	0.73/1,000 SF
TRAILER PARKING	6 Stalls

BUILDING ONE	
BUILDING AREA	182,700 SF
CLEAR HEIGHT	28'
TYPICAL BAY	210' x 40' = 8,400 SF 210' x 55' = 11,550 SF
PROPOSED SIZE(S)	11,500 SF - 23,100 SF
LOADING	Dock: 25; Grade: 10
CAR PARKING	0.89/1,000 SF
TRAILER PARKING	6 Stalls



LOCATION



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)

CONTACT US

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