

For Sale

Small-Bay Flex Industrial Portfolio

Douglasdale I & II

2807 107th Avenue SE, Calgary, AB
10820 27th Street SE, Calgary, AB

Springbank Commercial

135 Commercial Drive, Springbank, AB



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Small-Bay Flex Industrial Portfolio

The Colliers Investment Team is pleased to present for sale 2807 - 107th Avenue SE and 10870 - 27th Street SE, Calgary, Alberta ("Douglasdale I & II") and 135 - Commercial Drive, Springbank, Rocky View County, Alberta ("Springbank Commercial"). The Properties are offered either on a portfolio or individual basis. As a portfolio, the Properties comprise a total combined area of 59,899 square feet, situated on a total of 4.84 acres of land and provide attractive low site coverage ratios. The properties offer an investor security of income and feature current in-place rental rates of \$13.50 per square foot and overall remaining Weighted Average Lease Terms of 3.38 years. Lease rollover is mitigated over the first four years of ownership (averaging under 3,700 square feet annually, or 6.0% per year overall) and current occupancy is 86% overall. The properties also each feature income-producing fenced outdoor storage yard areas - a highly sought-after leasing attribute.

Property	Leasable Area (SF)	Current Occupancy (%)	Site Area (Acres)	Site Coverage Ratio	Year Built	Land Use Designation	Weighted Average Lease Term (Years)
Douglasdale I 2807 - 107th Avenue SE, Calgary, Alberta	21,504	88%	2.86	28%	2006	I-G - General Industrial	2.91 Years
Douglasdale II 10820 - 27th Street SE, Calgary, Alberta	13,095	(two vacant bays of 2,160 SF each)			2003	I-G - General Industrial	
Springbank Commercial 135 - Commercial Drive, Rocky View, AB	25,300	84%	1.98	29%	2007	B-REG - Business, Regional Campus District	4.05 Years
Total	59,899	86%	4.84	28%			3.38 Years



Portfolio Investment Highlights

- Opportunity to acquire three small-bay multi-tenant flex industrial buildings of **exceptional build quality**
- **Stable and growing** Portfolio Net Operating income
- Well-designed small-bay industrial assets with **low site coverages** and strong lease appeal
- Low site coverages allow each property to **accommodate 53 foot trailers** - a valuable feature for small-bay buildings
- **Fenced and paved outdoor yard storage areas** are highly sought-after by tenants and provide additional income
- **Small bay industrial market** is outperforming overall industrial market and features stronger leasing activity, lease rate premiums and shorter down times on vacancy
- Properties have been **institutionally managed** and cared for to a very high standard over the past term of ownership - near to mid term capital expenditures are limited
- **Flexible property zonings** each allow for a broad range of industrial, retail and office uses

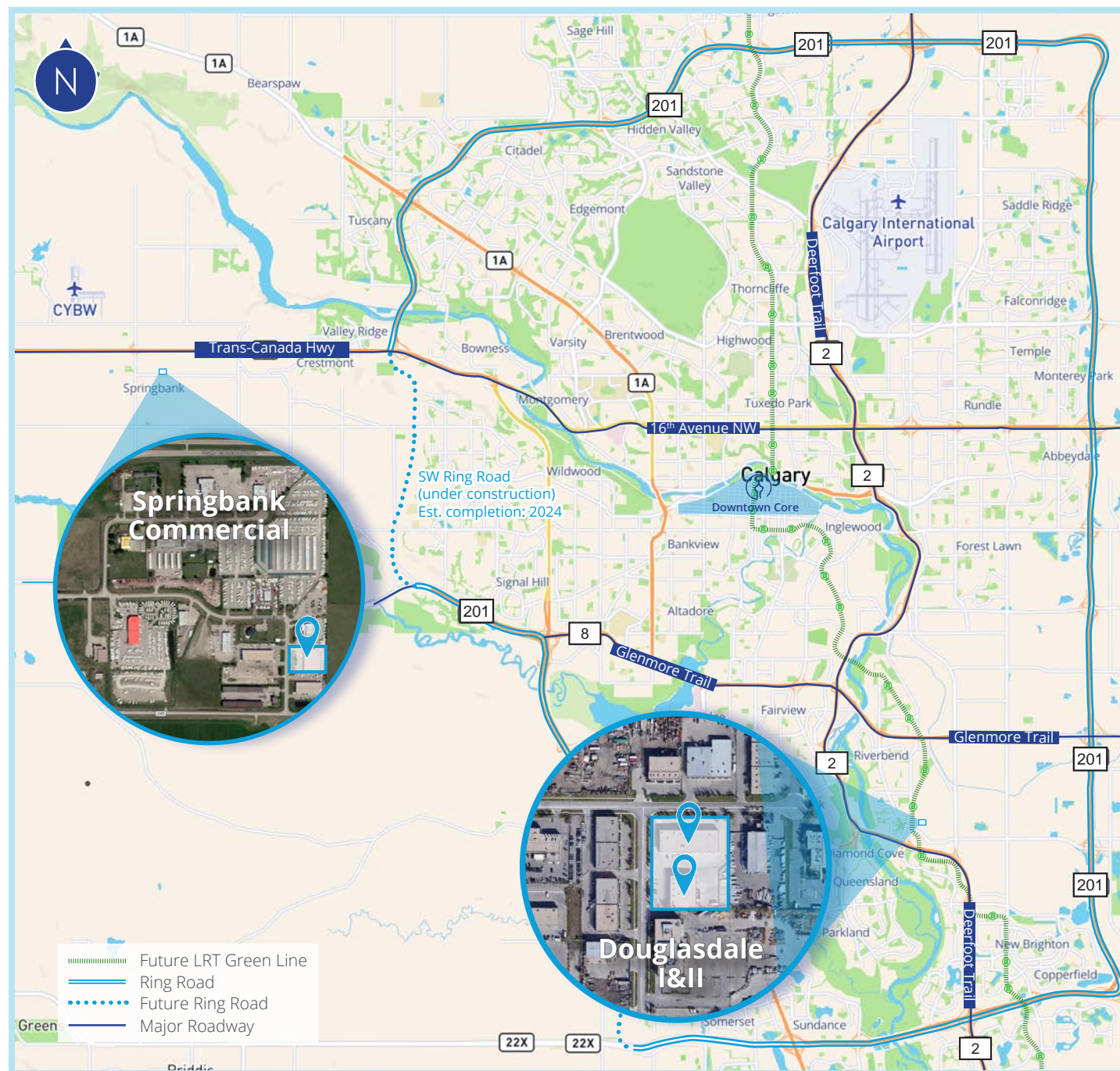
Property Overviews

Douglasdale I & II

- Douglasdale is the Southern-most industrial park in Calgary and a short distance from many affluent and growing neighborhoods
- Adjacent to Quarry Park, a new generation office park with a residential element and retail core which provides a full selection of grocery, restaurant, cafe and bank amenities
- Average household income within 1km of property is 17% higher than city average
- Close proximity to future Green LRT line station
- Superb access to Deerfoot Trail and Stoney Trail Ring Road
- 20 minutes from Downtown Calgary
- I-G Zoning designation allows for a broad selection of light industrial, office and retail uses

Springbank Commercial

- Springbank Commercial Park is a rare and valuable industrial node located immediately west of Calgary
- High demand for small-bay storage space against a highly limited supply in the area
- Convenient access to both East-bound & West-bound Trans-Canada Highway and also to the Stoney Trail Ring Road (10 minutes to the east)
- 20 minutes West of Downtown Calgary
- Minutes from Springbank Airport - 6th busiest private airport in Canada
- Situated in what is among the most affluent postal codes in Canada
- Average household income within 5km of property - 307% higher than City of Calgary average
- B-REG Zoning designation allows for a broad selection of light industrial, office and retail uses





The Properties are being offered for sale on an **unpriced** basis with **bid date to be communicated**.

Interested parties are invited to submit an executed Confidentiality Agreement in order to receive further information and access to the online data room.

For further information on this offering, please contact the following:

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