

CONSTRUCTION COMPLETE



FOR LEASE

572 & 588
Aero Drive NE

HIGHLIGHTS

- New multi-tenant buildings
- Opportunities beginning at 6,500 sq. ft.
- Ample onsite double row parking
- Easy access to Calgary International Airport (YYC)
- Dock and drive in loading
- Large truck marshalling area
- Office build to suit



572 & 588 Aero Drive NE



Building A

Address:	588 Aero Drive NE
District:	Airport
Zoning:	S-CRI (Airport Light Industrial)
Size:	91,000 sq. ft.
Bay Size:	6,500 sq. ft.
Typical Grid:	40' x 50' with 50' x 50' staging bay
Bay Depth:	130'
Ceiling Height:	24' clear
Sprinkler:	ESFR
Truck Court:	190' shared truck court
Dock Levelers:	35,000 lb, 6' x 8' serco, manual
Door Sizes:	39 dock: 8'6 x 9'6 7 drive in: 12' x 12'
Heating:	Gas fired unit heaters with radiant heaters in loading area
Power:	2000 amp/600 volt
Available:	Immediately

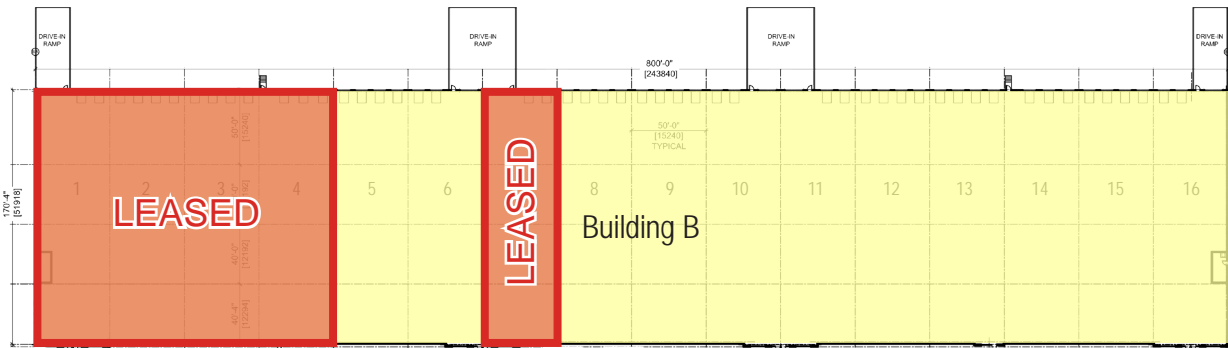
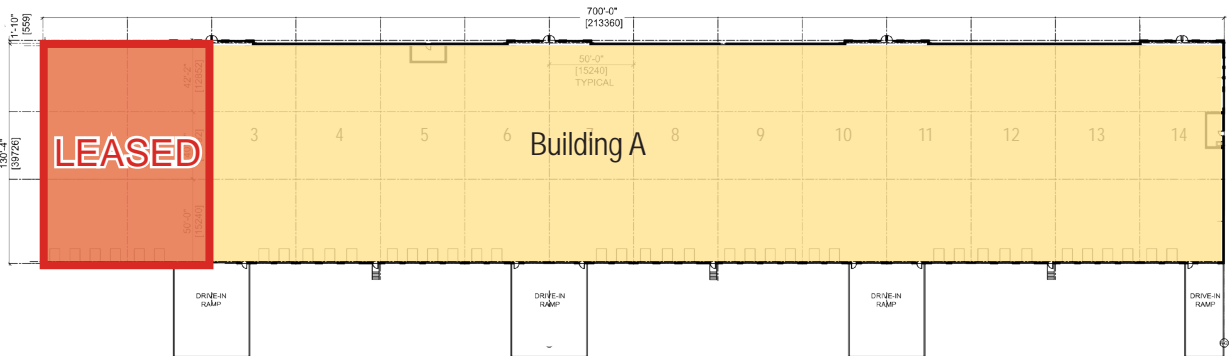
FINANCIAL INFORMATION		
Bay Size	Build-out	Lease Rate (PSF)
6,500 sq. ft.	15.0%	\$11.00
13,000 sq. ft.	10.0%	\$10.50
>19,500 sq. ft.	10.0%	Market



Building B

Address:	572 Aero Drive NE
District:	Airport
Zoning:	S-CRI (Airport Light Industrial)
Size:	136,000 sq. ft.
Bay Size:	8,500 sq. ft.
Typical Grid:	40' x 50' with 50' x 50' staging bay
Bay Depth:	170'
Ceiling Height:	24' clear
Sprinkler:	ESFR
Truck Court:	190' shared truck court
Dock Levelers:	35,000 lb, 6' x 8' serco, manual
Door Sizes:	50 dock: 8'6 x 9'6 6 drive in: 12' x 12'
Heating:	Gas fired unit heaters with radiant heaters in loading area
Power:	2000 amp/600 volt
Available:	Immediately

FINANCIAL INFORMATION		
Bay Size	Build-out	Lease Rate (PSF)
17,000 sq. ft.	10.0%	\$10.00
25,500 sq. ft.	10.0%	\$9.50
>34,000 sq. ft.	7.5%	Market



Building Photo



Aerial

- 1 Hotel Clique, Calgary Airport
- 2 Take Flight Group
- 3 Million Air Headquarters
- 4 Million Air Hangar
- 5 Sunwest Aviation
- 6 YYC Air Cargo Facility



Marshall Toner
EVP, National Industrial
marshall.toner@am.jll.com
403.456.2214

Ryan Haney
Senior Vice President
ryan.haney@am.jll.com
403.456.2221

Katie Proud
Associate Vice President
katie.proud@am.jll.com
403.456.2217

Tyler Allen
Senior Sales Associate
tyler.allen@am.jll.com
403.456.2218

DISCLAIMER

© 2015 Jones Lang LaSalle IP, Inc. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle. The information contained in this document has been compiled from sources believed to be reliable, Jones Lang LaSalle or any of their affiliates accept no liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. *Broker. **Sales Representative