

**UNDER CONSTRUCTION**

**FOR  
LEASE**



# 572 & 588 AERO DRIVE NE

## HIGHLIGHTS

- New multi-tenant buildings currently under construction
- Opportunities beginning at 6,500 SF
- Ample onsite double row parking
- Easy access to Calgary International Airport (YYC)
- Dock and drive in loading with manual levelers, bumpers and seals on all doors
- Available Fall 2014



### FOR MORE INFORMATION CONTACT:

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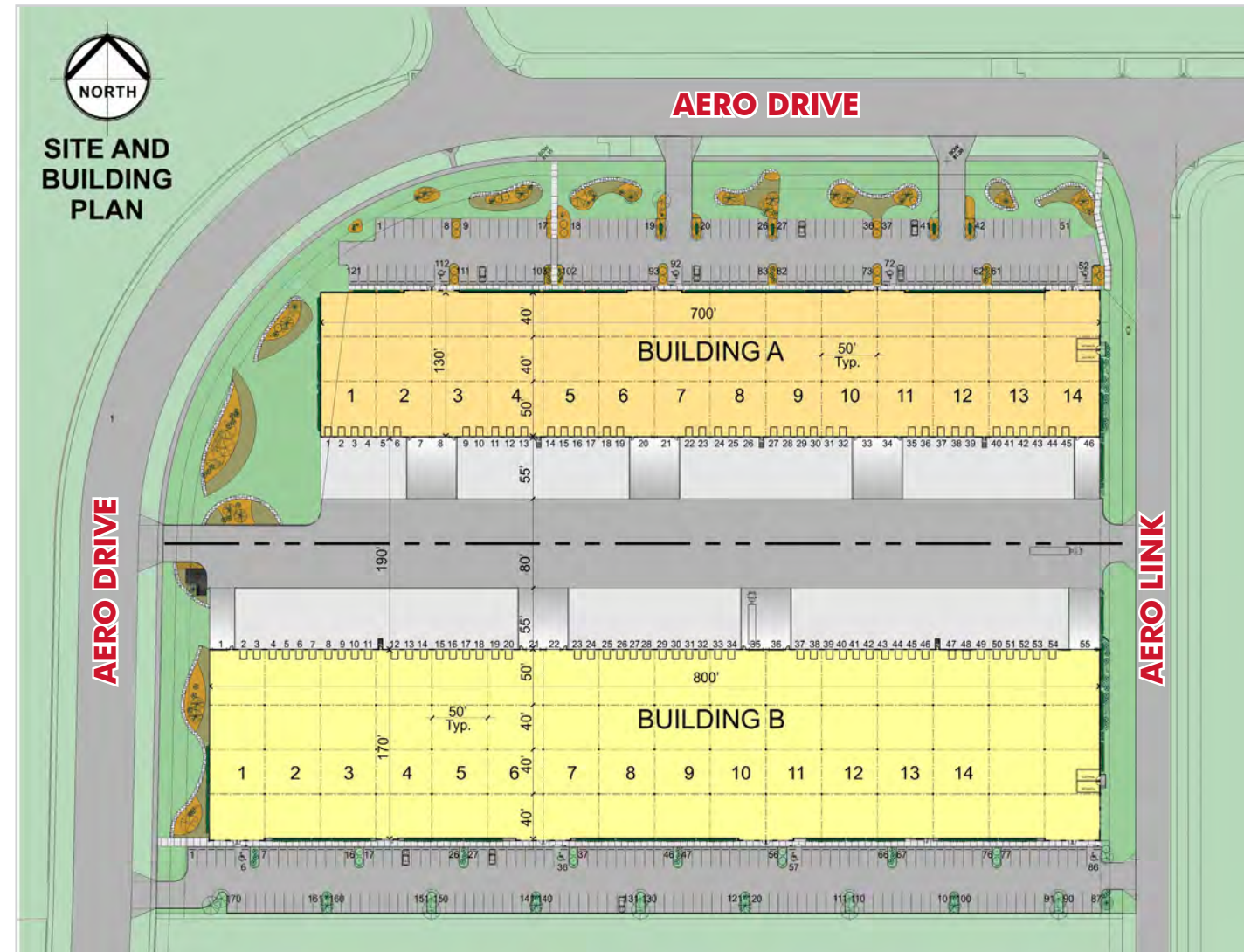
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## BUILDING A

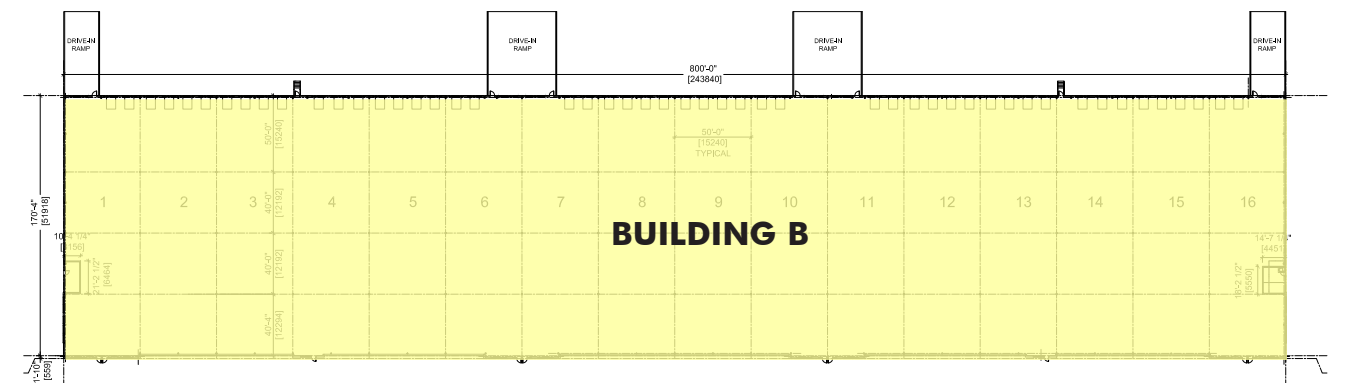
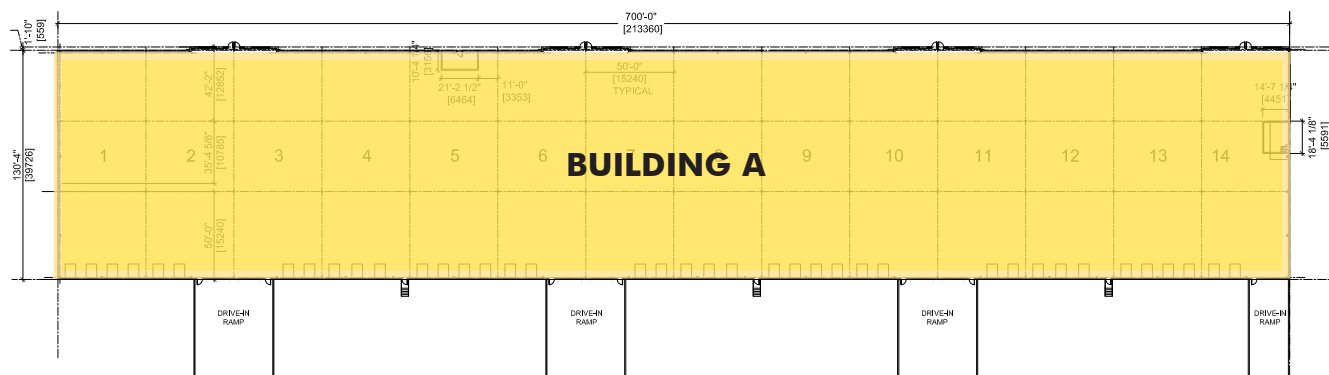
<b>ADDRESS:</b>	572 Aero Drive NE
<b>DISTRICT:</b>	Airport
<b>ZONING:</b>	S-CRI (Airport Light Industrial)
<b>SIZE:</b>	91,000 SF
<b>MIN. BAY SIZE:</b>	6,500 SF
<b>BUILD-OUT:</b>	15%
<b>TYPICAL GRID:</b>	40' X 50' with 50' X 50' staging bay
<b>BAY DEPTH:</b>	130'
<b>CEILING HEIGHT:</b>	24' clear
<b>SPRINKLER:</b>	ESFR
<b>TRUCK COURT:</b>	190' shared truck court
<b>DOCK LEVELERS:</b>	35,000 lb, 6' x 8' serco, manual
<b>HEATING:</b>	Gas fired unit heaters with radiant heaters in loading area
<b>POWER:</b>	2000 amp/600 volt
<b>AVAILABLE:</b>	Fall 2014
<b>LEASE RATE:</b>	Market
<b>OP. COSTS:</b>	Market

## SITE PLAN



## BUILDING B

<b>ADDRESS:</b>	588 Aero Drive NE
<b>DISTRICT:</b>	Airport
<b>ZONING:</b>	S-CRI (Airport Light Industrial)
<b>SIZE:</b>	136,000 SF
<b>MIN. BAY SIZE:</b>	8,500 SF
<b>BUILD-OUT:</b>	10%
<b>TYPICAL GRID:</b>	40' X 50' with 50' X 50' staging bay
<b>BAY DEPTH:</b>	170'
<b>CEILING HEIGHT:</b>	24' clear
<b>SPRINKLER:</b>	ESFR
<b>TRUCK COURT:</b>	190' shared truck court
<b>DOCK LEVELERS:</b>	35,000 lb, 6' x 8' serco, manual
<b>HEATING:</b>	Gas fired unit heaters with radiant heaters in loading area
<b>POWER:</b>	2000 amp/600 volt
<b>AVAILABLE:</b>	Fall 2014
<b>LEASE RATE:</b>	Market
<b>OP. COSTS:</b>	Market



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## PROPERTY CONSTRUCTION UPDATE



JANUARY 2014



JANUARY 2014

## 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



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