

FOR SALE



Developed by

Beedie

Marketed by

Colliers

FOR SALE

5250-110th Avenue SE

Calgary, AB

OPPORTUNITY

Apex at Eastlake (“Apex”) offers small to mid-size businesses in southeast Calgary the opportunity to own their real estate and build equity through their companies. This class “A” industrial condo development showcases high-quality base building specifications, turn-key construction options, and multiple loading configurations, which extends across two buildings. Building A is now fully subscribed, while Building B is move-in ready.

TRANSACTION FLEXIBILITY

For the past 65 years, Beedie has established itself as the largest industrial condo developer in Western Canada. Renowned for exceptional quality and dynamic design, Beedie is a family-owned company that prides itself on best-in-class practices for its employees, purchasers, and tenants. As such, Beedie is able to offer unmatched flexibility for transaction structures. Let’s partner in finding a solution for your real estate needs, whether it is a purchase, lease, lease with purchase option, or turn-key construction solutions.

LOCATION

Apex is located along the north-south corridor of 52nd Street SE, a main artery, which connects the development with Glenmore Trail to the north, and 114th Avenue SE to the south. Apex is situated moments away from major City of Calgary thoroughfares, such as Deerfoot Trail, Barlow Trail SE, and Stoney Trail.

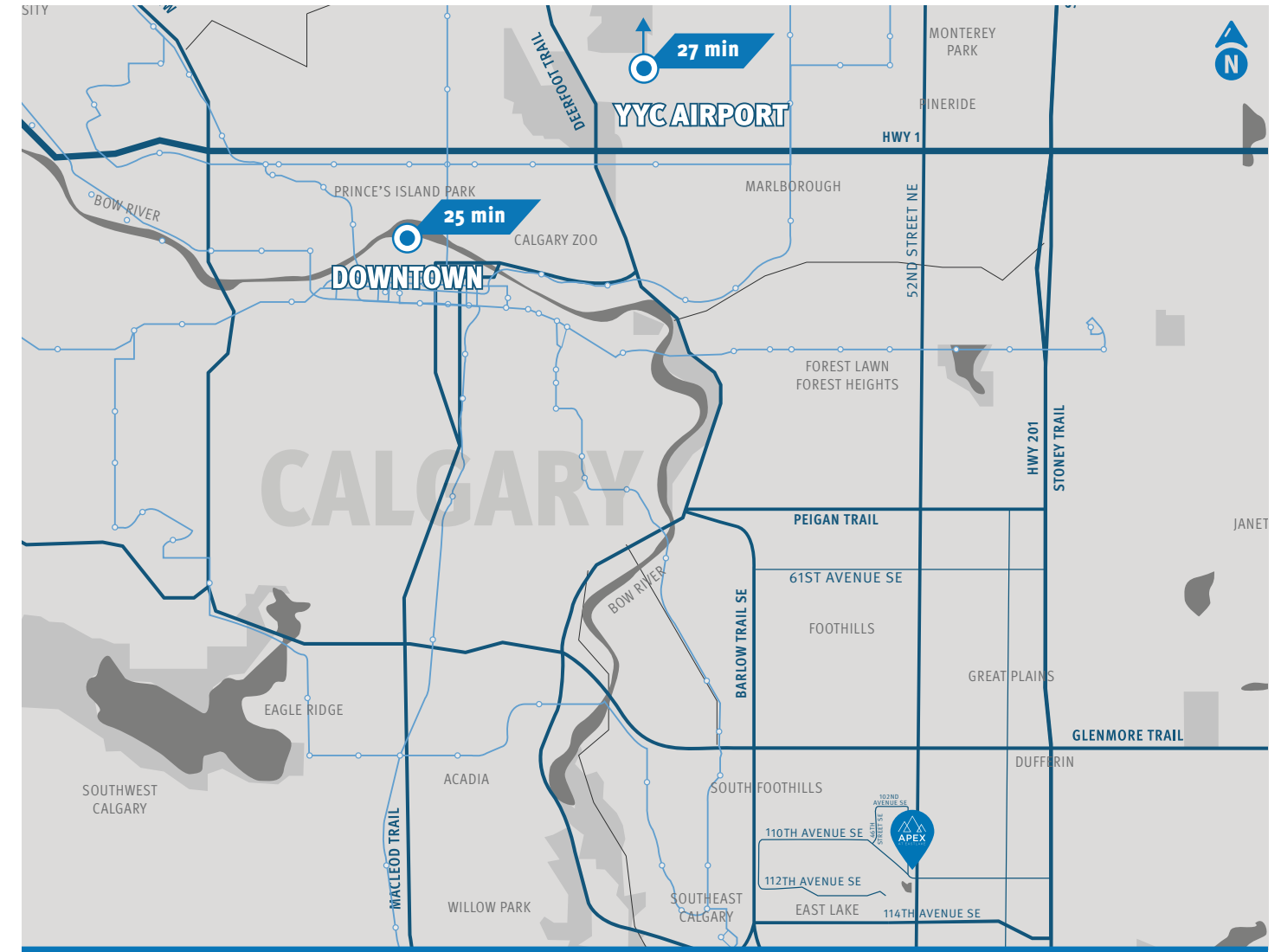
Nestled within Eastlake, a well-established district with various amenities and City of Calgary transportation routes in place, Apex boasts direct exposure to 52nd Street SE and will see over 21,000 vehicles per day.



ZONING
IG, Industrial General



COMPLETION DATE
Move-In Ready



BUILDING FEATURES



CONSTRUCTION
Pre-cast concrete



CEILING HEIGHT
26' clear



SKYLIGHTS
Three (3) warehouse skylights per bay



LOADING
Dock & grade per bay



POWER
200 amps at 347/600 volts per bay



RECIRCULATION FANS
Ceiling fans



SPRINKLER
ESFR sprinkler system



FLOOR LOAD
500 lbs per SF warehouse floor load capacity



MEZZANINE
Structural steel with concrete floor



LIGHTING
High efficiency LED fixtures



INTERIOR WALLS
Primed interior walls



HEATING
Two (2) gas-fired unit heaters per bay



UNIT BREAKDOWN & PRICING

	Unit Footprint SF	Mezz SF	Total SF	\$ PSF	Parking	Loading
Unit 195						SOLD
Unit 185						SOLD
Unit 175						SOLD
Unit 165						SOLD
Unit 155						SOLD
Unit 145						SOLD
Unit 135						SOLD
Unit 125						SOLD
Unit 115						SOLD
Unit 105						SOLD

*Prices are subject to change without notice.

MARKETING PLAN



LEGEND

D = Dock Doors

G = Grade Doors

E = Electrical Room

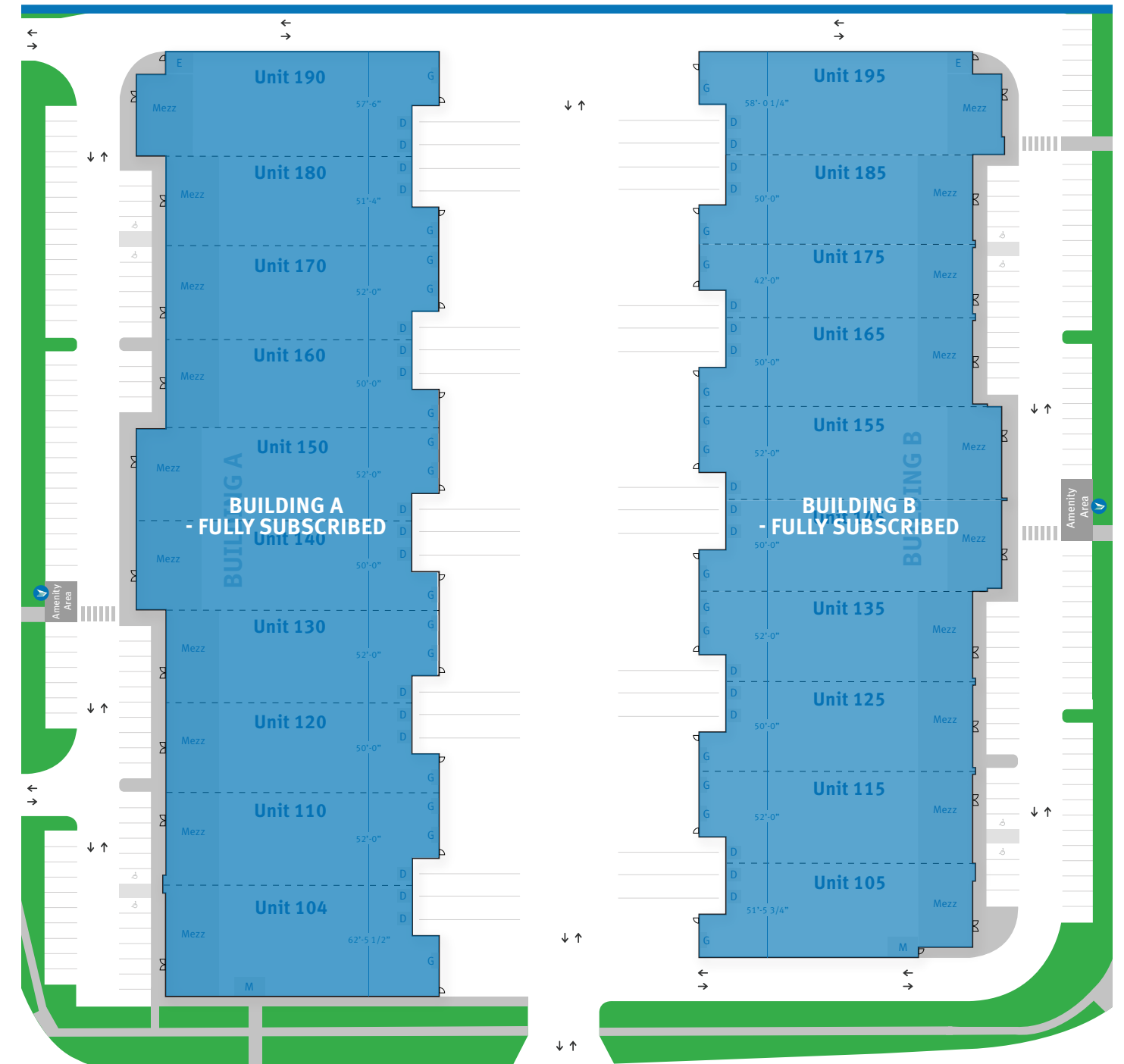
M = Mechanical Room

Mezz = Mezzanine

☛ = Mailbox

■ = Subscribed

■ = Conditional



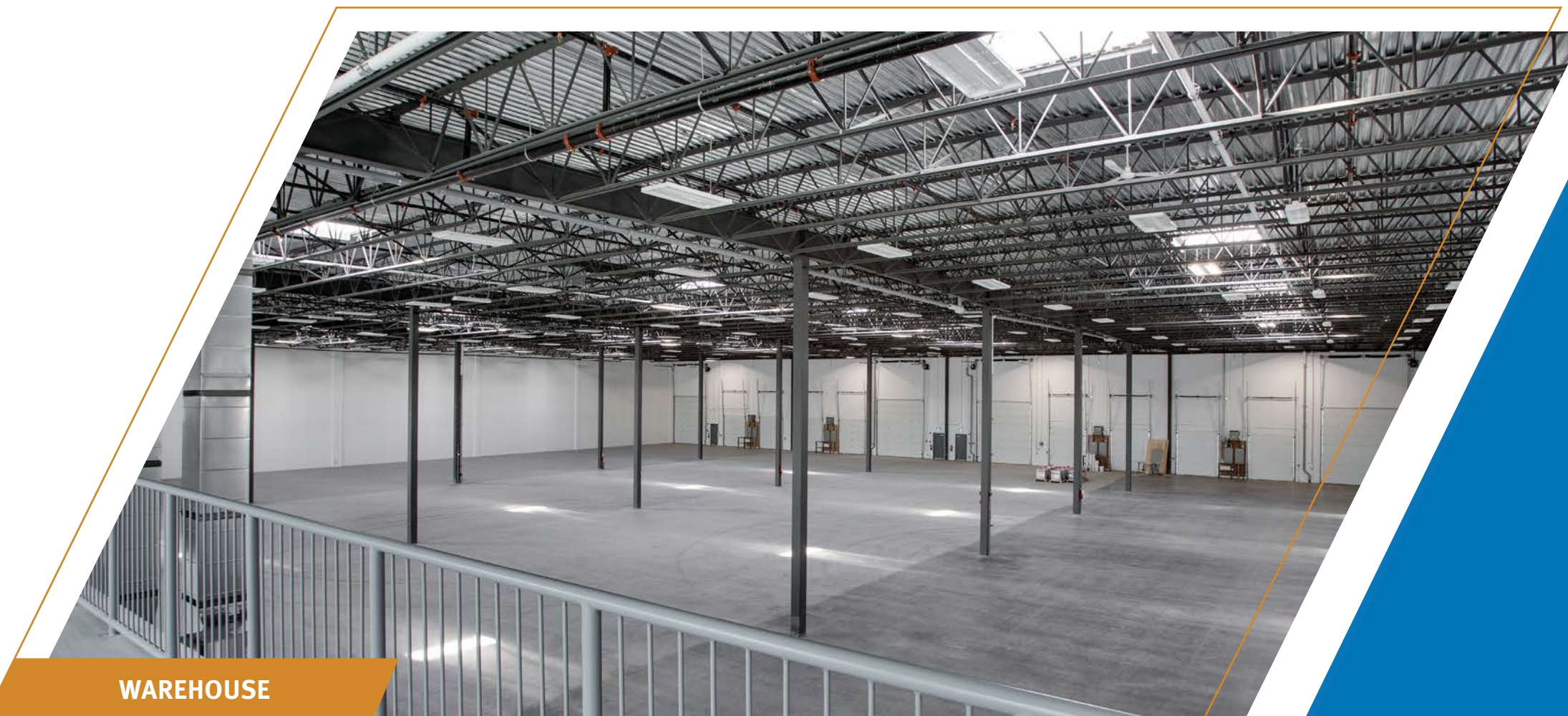
110TH AVENUE SE



ENTRANCE



OFFICE



WAREHOUSE

ABOUT THE DEVELOPER

Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario and Las Vegas.

www.beedie.ca



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