

**FOR  
SALE**

**BUILDINGS A & B NOW MOVE-IN READY**



**RISE** AT POINT TROTTER **IL**

Building B - 7121 104 Avenue SE, Calgary AB  
Building A - 10300 68 Street SE, Calgary AB

Developed by

**Beedie/**

Marketed by

**CBRE**



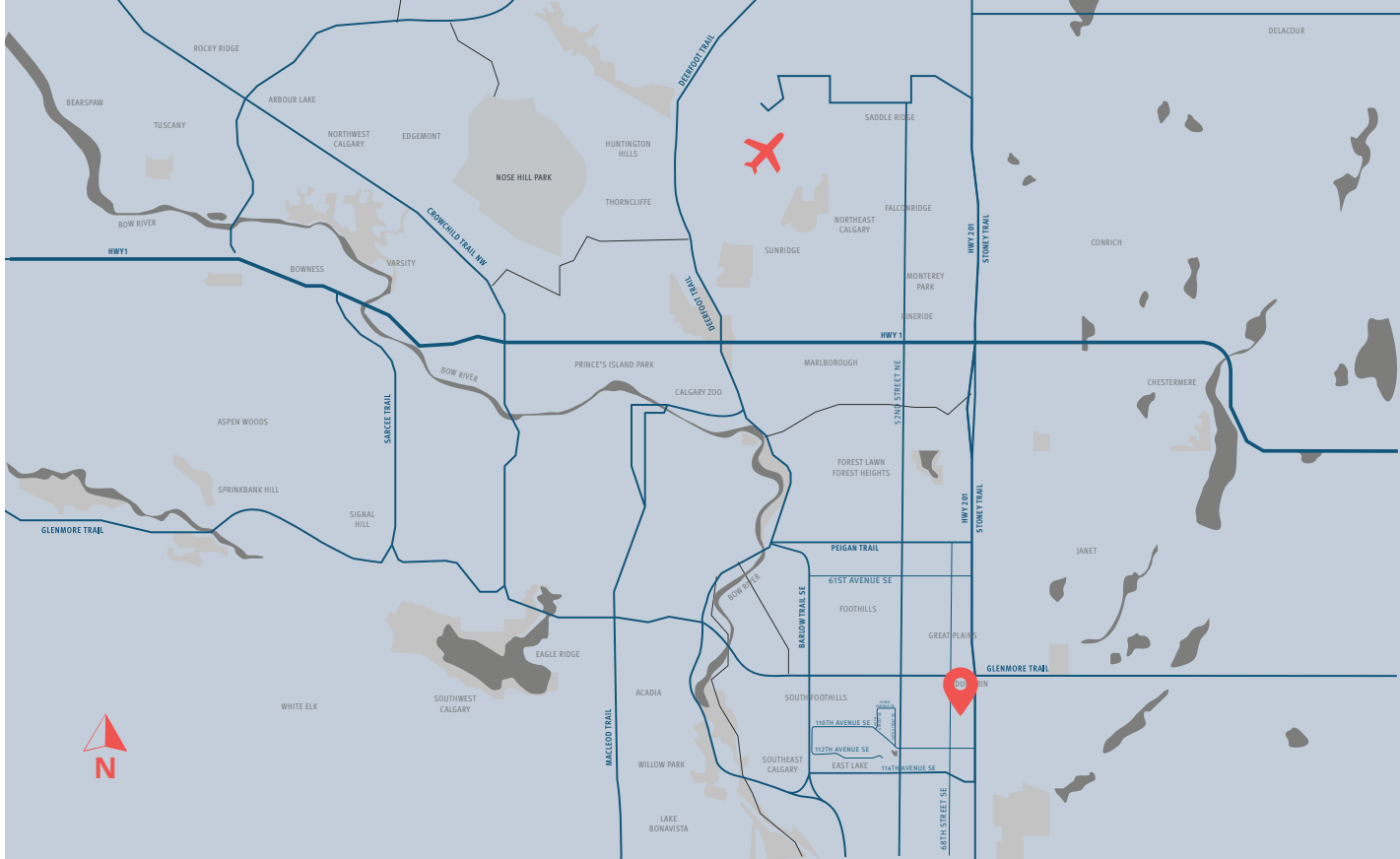


## OPPORTUNITY

RISE at Point Trotter sets a new standard for best-in-class construction and operational efficiencies. Building B offers the first 28' clear industrial condo development in the greater Calgary market, with Building A built to 26' clear. Thoughtfully designed by Beedie to accommodate a variety of industrial ownership opportunities, each building is comprised of industry-leading warehouse space ranging from 7,153 SF to 9,460 SF. Each state-of-the-art unit includes dock and drive-in loading, ESFR sprinklers, 200-400 amp power, structural steel mezzanines, elegant window glazing, and more.

RISE to the occasion and take advantage of this rare industrial ownership opportunity at Point Trotter, Calgary's fastest growing industrial park!





LOCATION

Point Trotter Industrial Park is Calgary’s most exciting and rapidly expanding southeast submarket, master-planned by the City of Calgary with transportation and logistics being front of mind. The Park has quickly established itself as a significant distribution hub within the Calgary area and is situated directly adjacent to key transportation nodes offering efficient ingress and egress for its resident businesses. The location boasts immediate access to Glenmore Trail, 52nd Street SE and Stoney Trail ring road, and is just minutes from Deerfoot Trail SE.

**PUBLIC TRANSPORTATION**

There are five individual Calgary Transit bus stops located within walking distance of RISE, offering businesses who require easy access to public transit ample availability. Route 149 (Point Trotter Industrial) offers a link to Calgary’s primary public transit network through the Heritage LRT Station, with service Monday-Friday to accommodate business hours.

**ZONING**

IG - Industrial General

**ANTICIPATED COMPLETION**

Move-in Ready

**AMENITIES**

RISE at Point Trotter benefits from easy access to a variety of employee amenities and restaurants within a short drive. Additionally, Deerfoot Meadows shopping centre, situated within a ten-minute drive from the property, offers a variety of restaurants and retailers including Canadian Tire, Wal-Mart, IKEA, Costco, Starbucks and Tim Hortons. Also easily accessible is McKenzie Towne Centre, which includes restaurants such as The Keg, Earls Kitchen & Bar, Cora’s Breakfast & Lunch, and Boston Pizza. Immediately within Point Trotter, Canadian Pacific Calgary Intermodal facility, Home Depot, Sofina Foods, and Electrolux are just a few prominent neighbours.

MARKET UPDATE

From a statistical viewpoint, Calgary’s industrial market is in the midst of the most dynamic growth trajectory CBRE has tracked. This trajectory is supported by the single largest net absorption year on record for 2022 (over 10.1 million SF), a plummeting vacancy rate approaching historical lows of 2.1% and significant pre-leasing and pre-sale activity in new product under construction. Due to these unprecedented market dynamics, the availability of quality industrial opportunities are quickly dwindling within the City of Calgary. As it stands, availability of industrial product to purchase is minimal, with the vast majority of industrial space being for lease only.

As a major Western Canadian distribution hub, a significant portion of user demand in the Calgary market has been driven by the transportation and logistics industry, particularly, e-commerce and food distribution. However, the market continues to diversify itself with notable investments from Amazon Web Services, the film production industry and robust activity within the manufacturing and energy service sectors.

*RISE Above Your Competition in Calgary's Fastest Growing Industrial Park!*





BUILDING FEATURES

- ◆ **CONSTRUCTION**  
Pre-cast concrete

◆ **POWER**  
200-400\* amps at  
347/600 volts per bay  
\*Power can be increased as required

◆ **LOADING**  
Various loading  
configurations with  
8'6"x10' dock doors and  
12'x14' grade doors
- ◆ **CEILING HEIGHT**  
Building B: 28' clear  
Building A: 26' clear

◆ **LIGHTING**  
High efficiency LED  
fixtures

◆ **MEZZANINE**  
Structural steel mezzanine  
complete with guard rail &  
designed to 100 lbs PSF  
floor load capacity
- ◆ **RECIRCULATION FANS**  
Ceiling fans

◆ **FLOOR LOAD**  
500 lbs/SF live load  
warehouse floor load  
capacity

◆ **INTERIOR WAREHOUSE**  
A minimum of two 6'x6'  
skylights per bay with  
interior walls painted  
white for greater  
illumination
- ◆ **HEATERS**  
Gas-fired unit heaters

◆ **SPRINKLERS**  
ESFR sprinkler system

◆ **SERVICE PLUS**  
12-month warranty on all  
material and  
workmanship defects  
from the date of  
substantial completion

MARKETING PLAN



CONDO PROGRAM OVERVIEW

The industrial condominium (“condo”) ownership model is well regarded and in high demand in both Alberta and British Columbia. Having successfully completed more than 50 industrial condo projects, Beedie has a long track record of award-winning developments and very satisfied clients. For small to medium-sized businesses, condo ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business, while building equity. From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, well thought-out units. Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first condo unit, to owning multiple condo units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial condo program and developing these state-of-the-art projects across Canada.

ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada’s largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.

www.beedie.ca





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