FOR SALE

OVER 80% SUBSCRIBED ACROSS TWO BUILDINGS

NEW VENDOR FINANCING OPPORTUNITIES AVAILABLE

RISE AT POINT TROTTER

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

Developed by Beedie

Marketed by CBRE

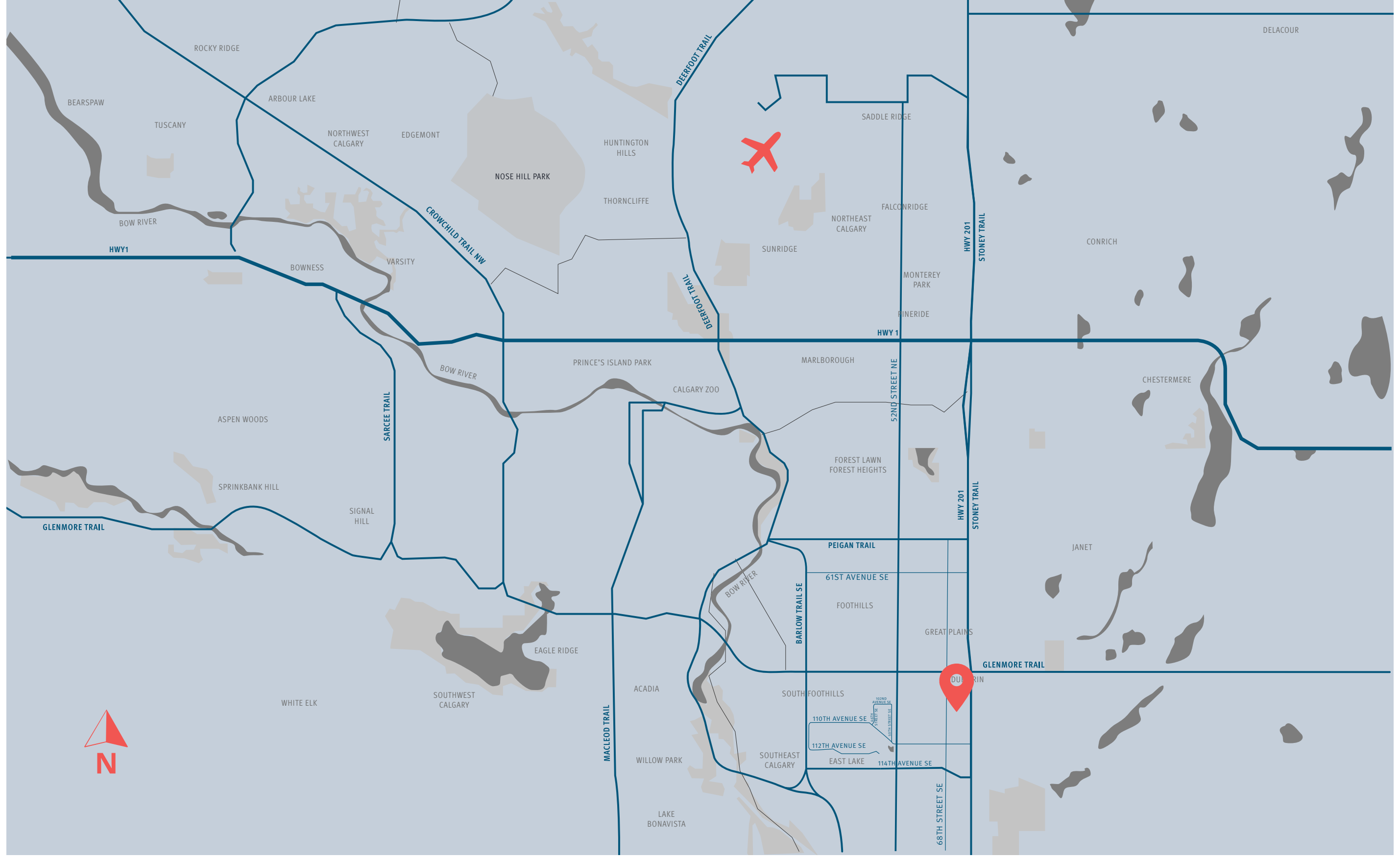
OPPORTUNITY

The award-winning **RISE at Point Trotter** sets a new benchmark for exceptional construction and operational efficiency. Building B introduces the first 28' clear industrial condo development in the greater Calgary market, while Building A boasts 26' clear height. Designed by Beedie with versatility in mind, each building offers industry-leading warehouse space ranging from 7,166 SF to 9,460 SF, accommodating various industrial ownership needs.

Each state-of-the-art unit features dock and drive-in loading, ESFR sprinklers, 200-400 amp power, structural steel mezzanines, elegant window glazing, and more. With over 70 years of expertise, Beedie stands as Western Canada's largest developer of industrial condo properties, earning a reputation for delivering superior quality and innovative designs.

As you look to expand your operations, Beedie is dedicated to providing the ideal solution for your business including offering new flexible transaction structures such as competitive vendor take-back mortgages with attractive rates and terms. Additionally, exclusive purchaser incentives are now available for a limited time on remaining ownership opportunities.

RISE to the occasion and seize 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

Calgary's industrial market is currently exhibiting promising trends, particularly in the small and mid-bay segments, which have seen significant year-over-year growth. Calgary has emerged as one of Canada's leading industrial markets, posting the highest absorption in 2024 at 4.9 million SF. This performance is noteworthy, given that the market has maintained a healthy vacancy rate of 5.8%, despite the introduction of 5.6 million SF of new inventory.

The current market dynamics, characterized by moderate new construction projects and unprecedented population growth, suggest that the availability of high-quality ownership opportunities will continue to be constrained. As the distribution hub in Western Canada, a substantial segment of user demand in the Calgary market is being propelled by the transportation and logistics sector, especially e-commerce and food distribution. However, the market is experiencing diversification with significant investments flowing into Data Centres, manufacturing, the energy services sectors and an influx of businesses expanding from other provinces.

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

BUILDING FEATURES

- **CONSTRUCTION**
  Pre-cast concrete
- **CEILING HEIGHT**
  Building B: 28' clear
  Building A: 26' clear
- **RECIRCULATION FANS**
  Ceiling fans
- **HEATERS**
  Gas-fired unit heaters
- **POWER**
  200-400* amps at 347/600 volts per bay
  *Power can be increased as required
- **LIGHTING**
  High efficiency LED fixtures
- **FLOOR LOAD**
  500 lbs/SF live load warehouse floor load capacity
- **SPRINKLERS**
  ESFR sprinkler system
- **LOADING**
  Various loading configurations with 8'6"x10' dock doors and 12'x14' grade doors
- **MEZZANINE**
  Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity
- **INTERIOR WAREHOUSE**
  A minimum of two 6'x6' skylights per bay with interior walls painted white for greater illumination
- **SERVICE PLUS**
  12-month warranty on all material and workmanship defects from the date of substantial completion

VIEW PRICING GUIDE

MARKETING PLAN


Apex at Eastlake | Calgary, AB

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

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 70 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.


Evolve at District | Calgary, AB

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