THE POINT

Marketed by

CBRE



POINT TROTTER INDUSTRIAL PARK
10728 74 St SE
Calgary, AB T2C 3C6

PREMIUM INDUSTRIAL CONDOS FOR SALE STARTING FROM 5,793 SF

Beedie

OPPORTUNITY

The Point presents a rare opportunity to secure industrial ownership within Point Trotter Industrial Park, one of Calgary's newest and most strategically connected industrial destinations. W**ith opportunities from 5,793 SF to 135,113 SF**, businesses can establish a long-term foothold in a premier logistics location while building equity and maintaining operational control.

In a market where industrial ownership opportunities remain limited, The Point offers the ideal combination of location, scalability, and long-term value. Direct access to Stoney Trail, Deerfoot Trail, Glenmore Trail, and the CP Intermodal Terminal positions businesses to efficiently serve Calgary, Western Canada, and beyond.

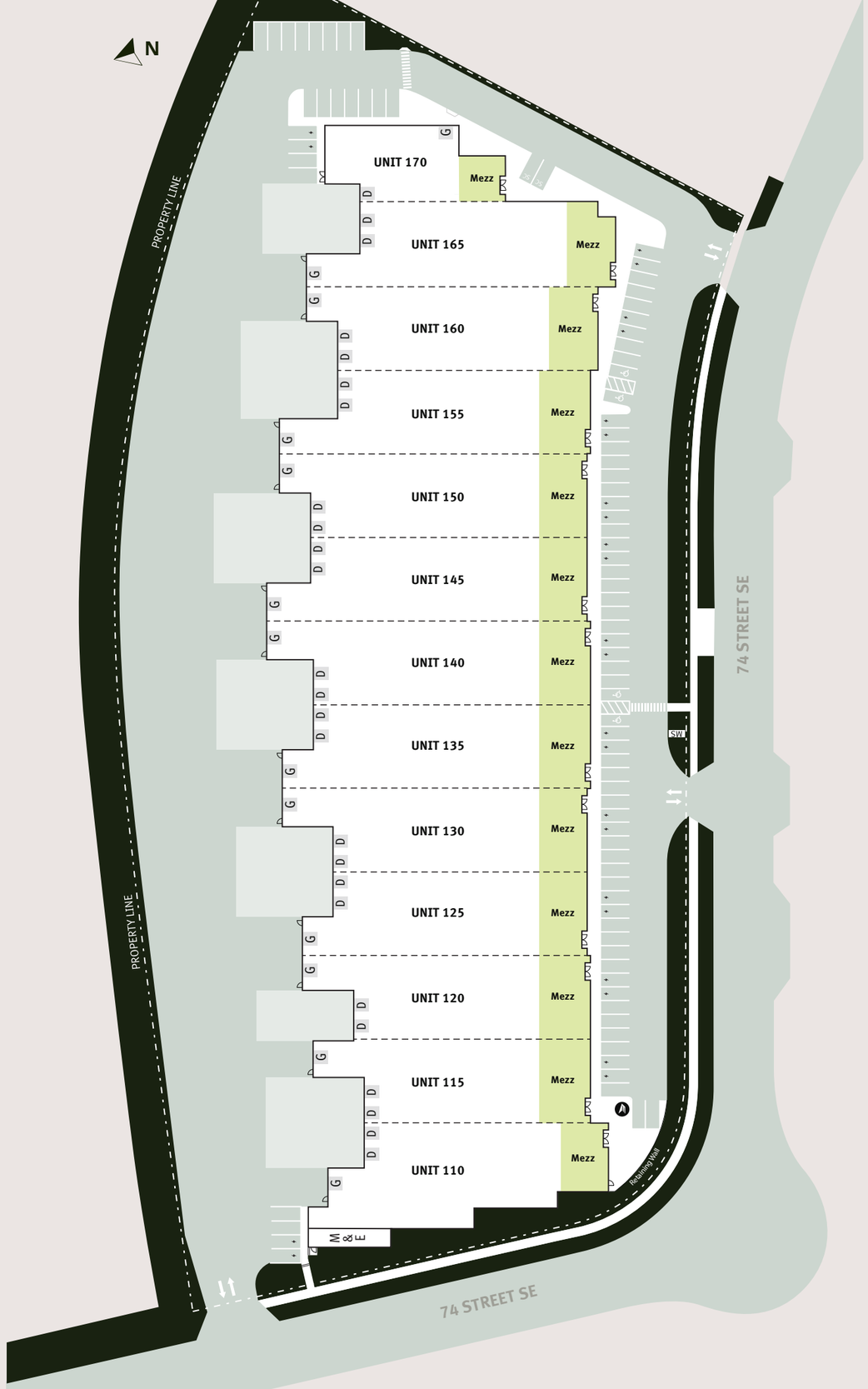
Featuring Beedie's signature best-in-class specifications, including 28' clear heights, dock and grade loading, ESFR sprinklers, and modern power servicing, The Point delivers high-quality industrial space with future-ready infrastructure designed to support growth for years to come.

To learn more about the developer, visit Beedie.ca.

ZONING
IG - Industrial General

ANTICIPATED COMPLETION
Q2 2027





SITE PLAN & UNIT BREAKDOWN

UNIT	WAREHOUSE FOOTPRINT SF	MEZZ SF	TOTAL SF	LOADING	PRICING
110	9,780	1,295	11,075	2D, 1G	-
115	8,186	1,690	9,876	2D, 1G	-
120	8,475	1,688	10,163	2D, 1G	-
125	8,807	1,584	10,391	2D, 1G	-
130	9,106	1,584	10,690	2D, 1G	-
135	9,550	1,688	11,238	2D, 1G	-
140	9,792	1,688	11,480	2D, 1G	-
145	9,748	1,584	11,332	2D, 1G	-
150	9,549	1,584	11,133	2D, 1G	-
155	9,093	1,689	10,782	2D, 1G	-
160	8,978	1,583	10,561	2D, 1G	-
165	9,084	1,515	10,599	2D, 1G	-
170	4,829	964	5,793	1D, 1G	-
Total	**114,977**	**20,135**	**135,113**	**25D, 13G**	

BUILDING FEATURES

CONSTRUCTION
Pre-cast panels

CEILING HEIGHT
28′ Clear

LOADING
Dock & grade loading per unit

HEATERS
Gas-fired unit heaters

RECIRCULATION FANS
Ceiling fans

SPRINKLERS
ESFR sprinkler system

EV CONDUITS
Underground conduit rough-in for future EV charger installation

POWER
200 amp at 347/600 volt per unit

LIGHTING
High efficiency LED fixtures

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

MEZZANINE
Structural steel mezzanine complete with guard rail & designed to 100 lbs PSF floor load capacity

INTERIOR WAREHOUSE
Two 6′ x 6′ translucent skylights per bay. Unit 170 will have one 6′ x 6′ skylight

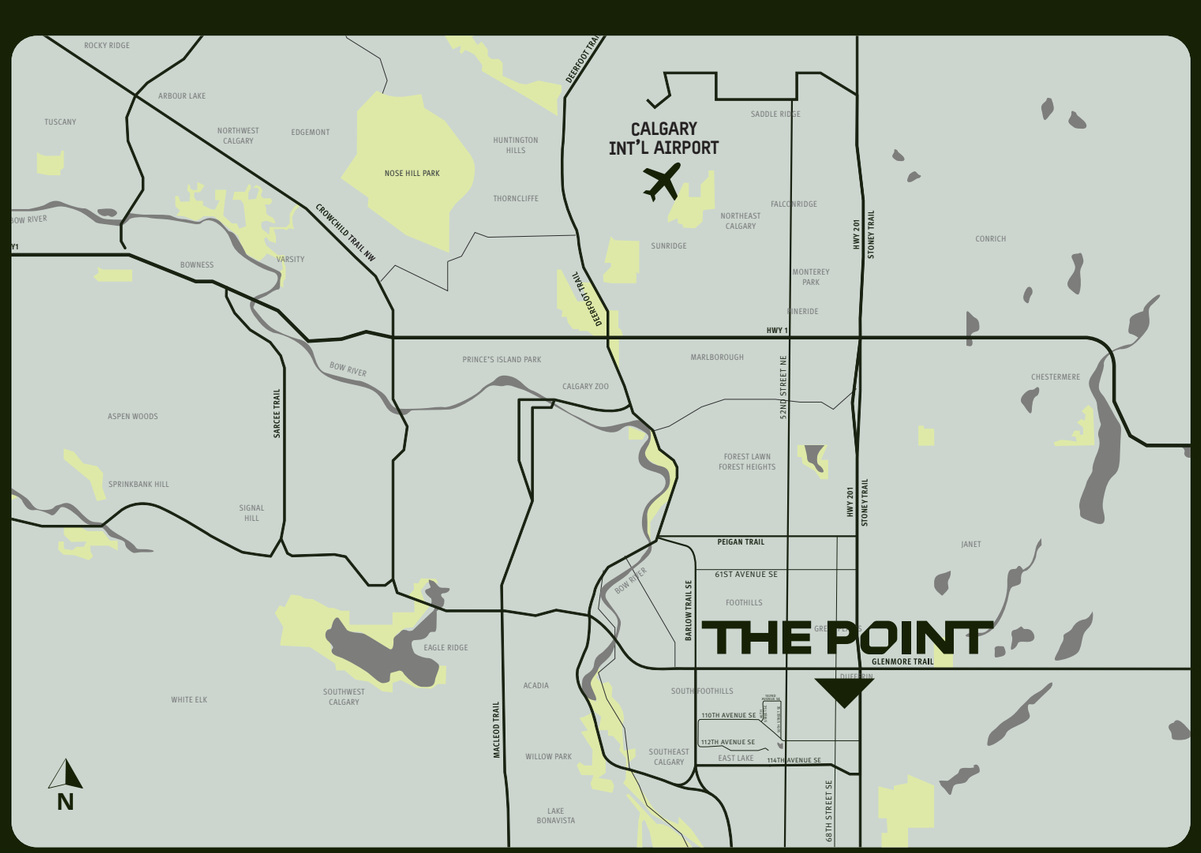
SERVICE PLUS
12-month warranty on all material and workmanship defects from the date of substantial completion

LOCATION

Located within Point Trotter Industrial Park, The Point offers more than premium industrial space.

Strategically positioned in one of Calgary's most connected industrial hubs, the park provides direct access to Glenmore Trail, Stoney Trail, Deerfoot Trail, and the CP Intermodal Terminal. This connectivity supports the efficient movement of goods throughout Calgary, Western Canada, and beyond, making it an ideal location for logistics, warehousing, distribution, and a wide range of industrial operations.

Situated within one of Calgary's fastest-growing industrial markets, Point Trotter benefits from strong industrial demand, quality infrastructure, and a growing business community. With flexible Industrial General (I-G) zoning, fully serviced land, excellent access to labour and transportation networks, and proximity to a skilled workforce, the park provides a strong foundation for business growth, investment, and long-term operational success.



PUBLIC TRANSPORTATION

Located along Calgary Transit Route 149 with direct connections to Heritage LRT Station, The Point provides convenient commuter access to support employee attraction, retention, and workforce mobility. This added connectivity helps businesses access a broader labour pool while enhancing day-to-day convenience for staff.

AMENITIES

The Point benefits from easy access to a variety of employee amenities, services, and restaurants nearby. Deerfoot Meadows, one of Calgary's premier retail destinations, is located a short drive away and offers an extensive selection of retailers and dining options, including Canadian Tire, Walmart, IKEA, Costco, and numerous restaurants and service providers.



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