

52 Aero Drive NE, Unit 102

Calgary, Alberta

Luke Hamill

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com

Blake Ellis

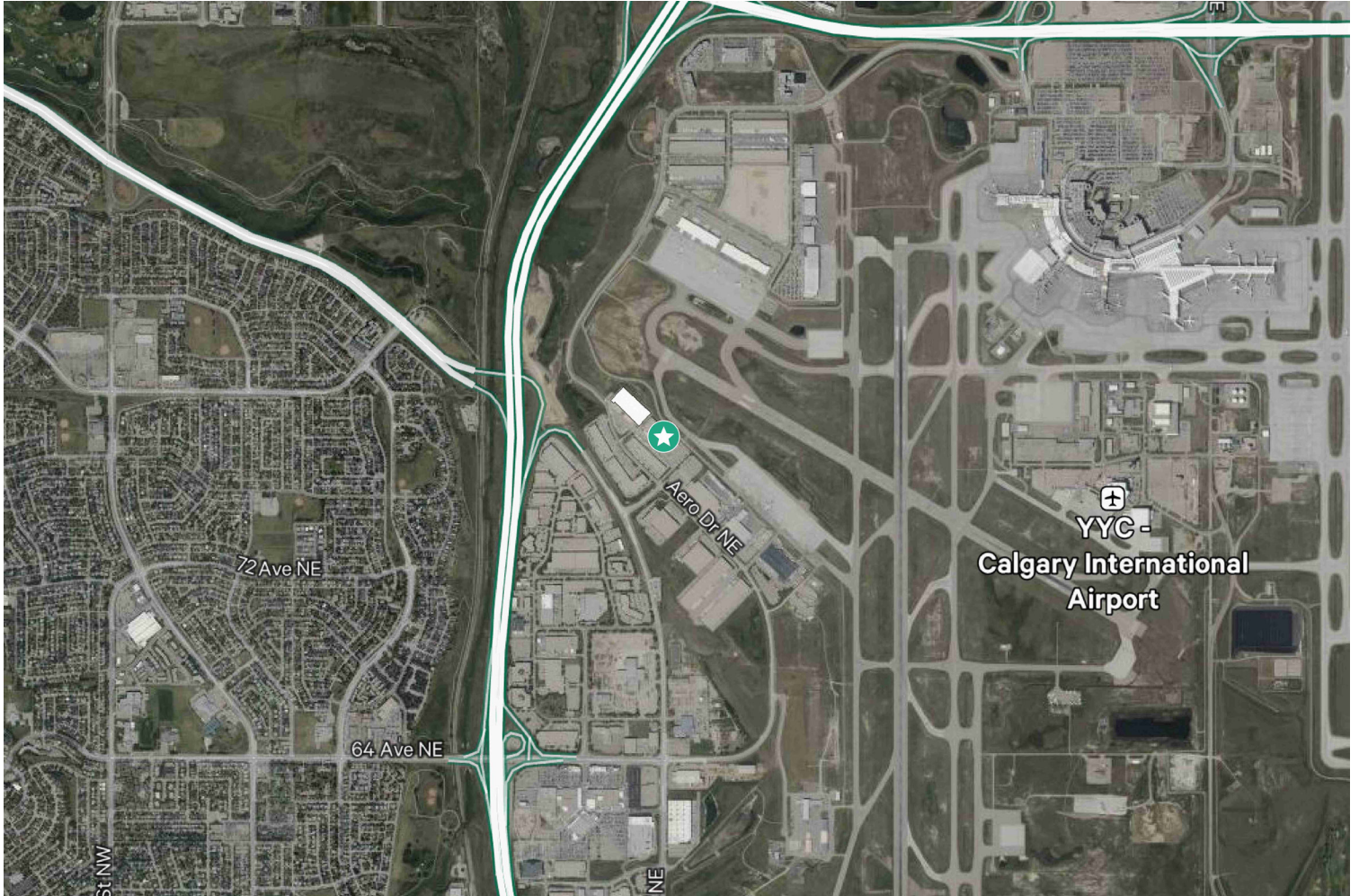
Vice President
+1 403 750 0519
blake.ellis@cbre.com

54,750 SF Office/Warehouse Unit Located in Aero Drive Logistics Centre



52 Aero Drive NE, Unit 102

Calgary, Alberta | T2E 8Z9



Rentable Area	Office:	±6,600 SF
	Warehouse:	±48,150 SF
	Total Rentable Area:	54,750 SF

Loading 9 x Dock, 1 x Drive-in (front), 2 x Drive-in (rear)

Ceiling Height 28'

Power TBV

Column Spacing 50'x40'

Operating Costs \$4.91 PSF

Lease Rate Market

Availability Immediately

28'

Ceiling Height

\$4.91

Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

- + High quality warehousing space located immediately adjacent to YYC airside
- + Ample existing office space with potential to reconfigure and/or reduce overall office area
- + Newer generation distribution park in Northeast Calgary
- + LED lighting throughout
- + Building equipped with ESFR sprinkler system
- + The property benefits from excellent connectivity and proximity to several major arterial routes, including Deerfoot Trail, Stoney Trail, McKnight Boulevard and Trans-Canada Highway



Rentable Area Breakdown

±6,600

Office (SF)

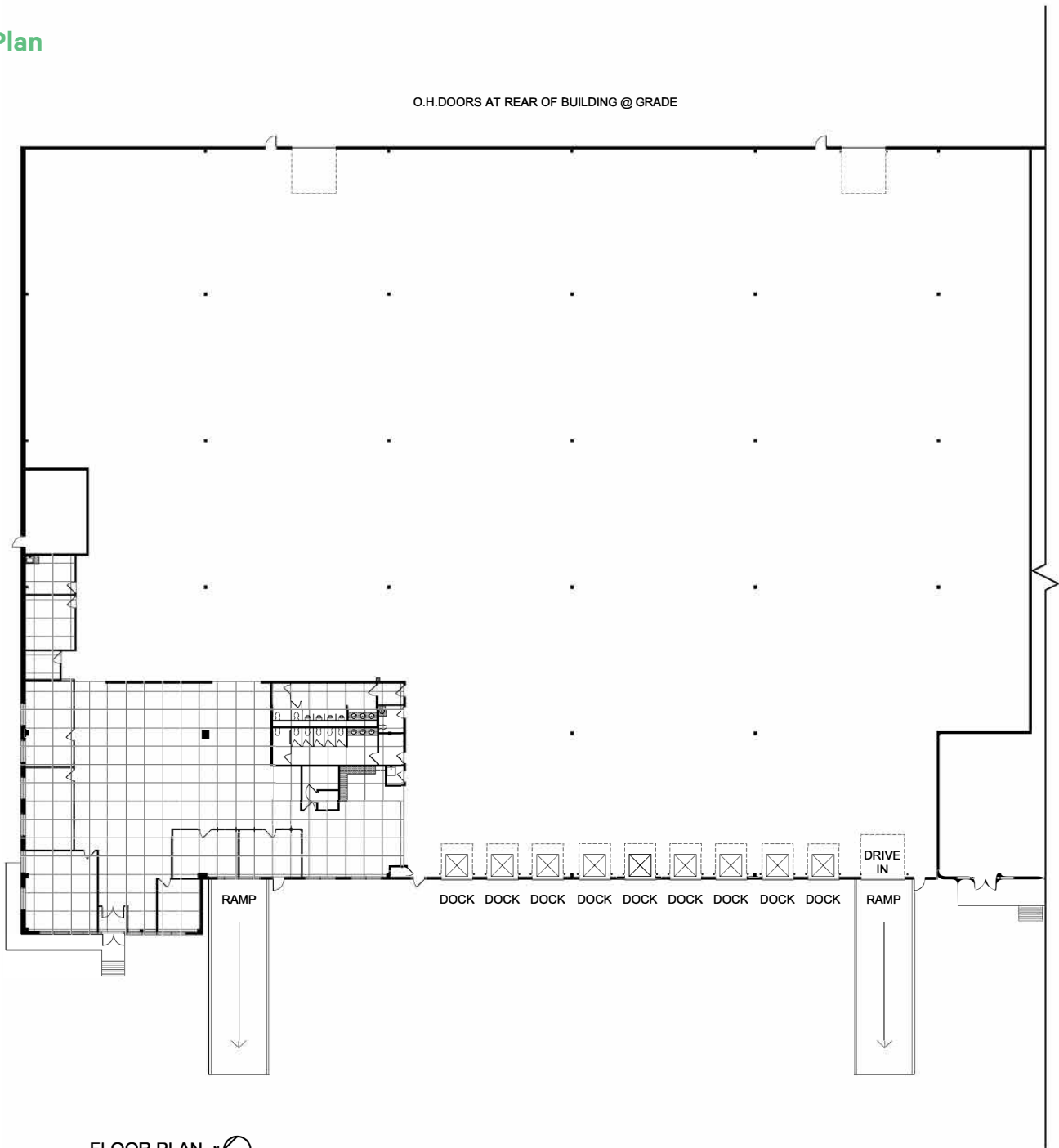
±48,150

Warehouse (SF)

54,750

Total Rentable Area (SF)

Floor Plan



FLOOR PLAN 

NOTE: THIS FLOOR PLAN IS NOT TO SCALE AND IS INTENDED FOR CONCEPTUAL PURPOSE ONLY.
GRID REPRESENTS 5' X 5' AREA. PDW DESIGN INC.



Contact Us

Luke Hamill

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com
*Lead Broker

Blake Ellis

Vice President
+1 403 750 0519
blake.ellis@cbre.com
*Lead Broker

Iain Ferguson

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

Cameron Woods

Vice President
+1 403 303 4562
cameron.woods@cbre.com

Evan Renwick

Vice President
+1 403 750 0807
evan.renwick@cbre.com

Kai Ravensbergen

Associate
+1 403 750 0525
kai.ravensbergen@cbre.com

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