





REMINGTON DEVELOPMENT CORPORATION

MARCH 2023 CALGARY INDUSTRIAL LEASING UPDATE



	FRONTIER INDUSTRIAL PARK Block 2 Lot 6	FRONTIER DISTRIBUTION CENTRE	BARLOW CROSSING	QUARRY STATION
LOCATION	240012 Frontier Place, Rocky View County	285243 Frontier Road, Rocky View County	500 Barlow Square SE	9355 23 Street SE
				
AVAILABLE	9.61 Acres for Design Build/Lease Market rates	296,500 SF Warehouse Building For Lease 124,900 SF COND. LEASED Available Q2 2024 1,048' x 283' Market rates	Building G – Warehouse 22,599 SF for Lease Available October 1, 2023 Starting rent \$15.95 PSF	119,212 SF Warehouse Building for Lease 24,200 SF LEASED 550' x 220' Market rates
HIGHLIGHTS	<ul style="list-style-type: none"> • Excellent access to/from Peigan Trail and Stoney Trail SE • Close proximity to the Transportation Utility Corridor • Stripped and graded 	<ul style="list-style-type: none"> • Excellent access to/from Peigan Trail and Stoney Trail • 40' x 55' bays • 135' marshalling area • 55' trailer storage area • 55' deep concrete dolly pad • 144 vehicle parking stalls • 36' clear height • 2 drive-in doors & 51 dock doors • 16.98 acres total 	<ul style="list-style-type: none"> • Easy access to/from Barlow Trail, Glenmore Trail & Deerfoot Trail • Public transit via Route 149 • Calgary Co-op gas bar, convenience store and car wash; Tim Hortons 	<ul style="list-style-type: none"> • Easy access to/from Glenmore Trail & Deerfoot Trail via 24 Street • Public transit via BRT 302, routes 131, 117, 151 and future Green Line LRT • 105 parking stalls • 28' clear height • 6 Dock Loading & 14 Grade-Level Doors
COMMENTS	<ul style="list-style-type: none"> • Zoned C-LRD h18 	<ul style="list-style-type: none"> • Zoned C-LRD h18; Block 2 Lot 1 • 2024 operating costs & taxes budgeted at \$3.16 PSF 	<ul style="list-style-type: none"> • 2023 operating costs & taxes budgeted at \$6.19 PSF 	<ul style="list-style-type: none"> • Occupancy: Q1 2023 • 2023 operating costs & taxes budgeted at \$4.93 PSF