SOUTH CALGARY DISTRIBUTION CENTRE

FOR LEASE | Available for tenant occupancy
Building 1: 498,618 square feet

HOPEWELL – IN ALL THE RIGHT PLACES™
South Calgary Distribution Centre is a 38-acre development strategically located in Calgary’s prime southeast industrial corridor of Great Plains. With over 799,500 square feet of premium warehouse and light industrial space for single or multi-tenant use, outstanding access to the city’s major transportation arteries, and backed by Hopewell’s exceptional quality and award-winning service, South Calgary Distribution Centre is the intelligent choice for tenants who don’t want to sacrifice utility and efficiency for convenience.

Building 1 is a 498,618 square foot premium cross-dock facility featuring 36’ clear ceiling heights, LED lighting, ample dock loading and trailer parking. Zoned I-G Industrial - General District, this leasing opportunity is ideal for general warehousing, distribution and logistics tenants.
**HIGHLIGHTS**
- Superior access to major transportation routes including Stony Trail, Glenmore Trail, Peigan Trail, and Deerfoot Trail
- Cross-dock facility designed for single or multi-tenant uses
- 96 trailer parking stalls available
- Multiple points of access/egress to site
- Ample on-site parking
- Ability to provide secure yard
- Buildings are constructed to the highest quality featuring modern, efficient and functional design
- Appealing aesthetics
- Custom design office improvements to suit tenant’s requirements
- Telus PureFibre available
- Available immediately

**DETAILS**
- 498,618 square feet
- Tenant sizes available from 83,385 square feet
- Building depth of 598’
- 55’x 40’ grid
- Marshalling bay depth of 60’
- 36’ clear ceiling heights
- ESFR sprinkler system
- LED Lighting
- 8” floor slab, capable of 20,000 lb single leg racking load
- OP Costs (est. 2020): $3.35 psf
- 96 trailer parking available
- 78 - 9’ x 10’ dock loading with 40,000 lb hydraulic levellers at each door (1:6,392sf)
- 4 - 14’ x 16’ drive in doors with concrete ramp
- 2000 amp 600 volt main service
- Custom office improvements to be designed and built to suit tenant requirements
- Full height block demising wall between tenants
DESIGNED TO GIVE YOUR BUSINESS THE COMPETITIVE EDGE

PROPERTY HIGHLIGHTS

ADDRESS
Building 1: 6600 72 Avenue SE
Building 2: 6575 68 Avenue SE

SITE SIZE
38 acres

BUILDING SIZE
Building 1: 498,618 square feet
Building 2: 300,875 square feet

ZONING
I-G Industrial – General District

PERMITTED USES
General warehouse, distribution, logistics, light manufacturing

DEVELOPMENT PLANS
799,493 square feet of multi-tenant and cross dock warehouse/distribution space

DEVELOPMENT MANAGER
Hopewell Development LP

PROPERTY MANAGEMENT
Hopewell Real Estate Services

LEGEND
- TO BE CONSTRUCTED
- LEASED
- AVAILABLE FOR LEASE

SOUTH CALGARY DISTRIBUTION CENTRE
A HOPEWELL DEVELOPMENT
FUNCTIONAL DESIGN, OUTSTANDING QUALITY

DEVELOPMENT SPECIFICATIONS

• Heavy duty paving in loading areas and in trailer storage areas
• Truck aprons extend full width of loading doors to 54’ out
• Dolly pads at 29.5 feet out along full width of trailer parking areas
• R-20 EPDM roof membrane with gravel ballast
• Building envelope consists of 2 sides of precast concrete with R-20 insulation. Front 2 walls a combination of pre-insulated metal panels (R-20), stucco, stone and 2 story curtain wall glazing at entrances
• Full height block demising walls between tenants
• 5’ x 5’ punched windows along the dock loading area
• 78- 9’ x 10’ overhead doors complete with 40 oz heavy duty Serco seals, adjustable curtain header at each door and complete with 40,000 lb 7’ x 8’ deep hydraulic dock levelers and bumpers
• ESFR Sprinkler system
• Gas fired suspended unit heaters along the front glazing and gas fired radiant heaters throughout the balance of the warehouse
• 2000 amp 600 volt main service
• LED lighting in the warehouse providing 30 FC

HOPEWELL’S GREEN POLICY

As one of Canada’s largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

We support the principles of sustainable development and integrate the following considerations into our core business activities:

• Sustainable Sites
• Water Efficiency
• Energy & Atmosphere
• Materials & Resources
• Indoor Environmental Quality

Contact us today to learn more about the many features of the South Calgary development that reflect our Green commitment.

HOPEWELL DEVELOPMENT

A Reputation Built on Performance

DISCLAIMER: Renderings and sketches are artist’s representation only, and may not be accurate. Dimensions, sizes, features, amenities and layouts are approximate only, and are subject to change without notice. The Developer reserves the right to make modifications to the information contained herein. E. &. O. E.
**LOCATION BENEFITS**

Direct access to key transportation routes is paramount for businesses in the distribution, logistics and light manufacturing industries. Getting materials on the road or rails efficiently and consistently is an invaluable strategic advantage that tenants at South Calgary Distribution Centre will enjoy. Multiple primary east/west and north/south highways are directly accessible within minutes:

- Located between 68th Avenue & 72nd Avenue SE
- Two blocks from 52nd Street
- Three blocks from Glenmore Trail
- Minutes from Stoney Trail (Highway 201)
- Ten minutes from Deerfoot Trail (Highway QE II)

South Calgary Distribution Centre offers numerous services, retail options and professional services for your business. This area offers a robust labour pool along with multiple civic bus routes. Whether it's the storage, manufacturing, or shipping and receiving of goods, South Calgary Distribution Park is exactly where you need to be.
THE NAME TO TRUST FOR QUALITY & SERVICE
HOPEWELL DEVELOPMENT

For almost 20 years, businesses of all sizes and in all industries have trusted Hopewell Development, one of Canada’s leading commercial developers, to deliver intelligent and highly personalized leasing solutions. From site selection planning and design to financing, construction management and leasing, our team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell Development is the industrial and retail development division of the Hopewell Group of Companies, a Calgary-based firm, with an extensive track record in all aspects of industrial & commercial real estate development. Hopewell Development has developments across Canada with operations in the Greater Toronto Area, southwestern Ontario and all major centres across Western Canada.

Learn more about the Hopewell difference today
HopewellDevelopment.com