



 **JLL** SEE A BRIGHTER WAY

For Sale

3601 - 72 Avenue SE

84,188 SF on 5.08 Acres
Fronting Barlow Trail SE

Single Tenant Investment

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL", the "Advisor") is pleased to present the opportunity to acquire a 100% freehold interest in a single-tenant industrial building located at 3601-72 Avenue SE, Calgary, Alberta (the "Offering", or the "Property"). The Property is an industrial warehouse and manufacturing plant totaling 84,188 square feet ("SF"), situated on a 5.03-acre site within core Foothills Industrial Park.

The Property is currently 100% leased to a strong tenant financial covenant being Oldcastle Building Envelope which is North America's leading vertically integrated manufacturer, fabricator, and distributor of architectural glass, glazing systems, and hardware and supplies with over 80 locations across the U.S. and Canada. The weighted average remaining lease term ("W.A.L.T.") is four years.

The Property represents a rare opportunity to capitalize on strong market fundamentals in Calgary's tightly held industrial real estate market in one of Calgary's key commercial areas.

Exclusive Advisors

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Building Area 84,188 sf 3,368 sf office 80,820 sf warehouse/shop	Land Area 5.03	Year of Construction 1984/2014	Ceiling Height 19' & 23' ft	Loading Doors 2 dock doors 9 drive-in doors	Power Multiple services 3,600 amp 347/600 volt	Zoning I-G Industrial General	Tenant Oldcastle Building Envelope	Vehicle Parking 82 Stalls

Investment Highlights



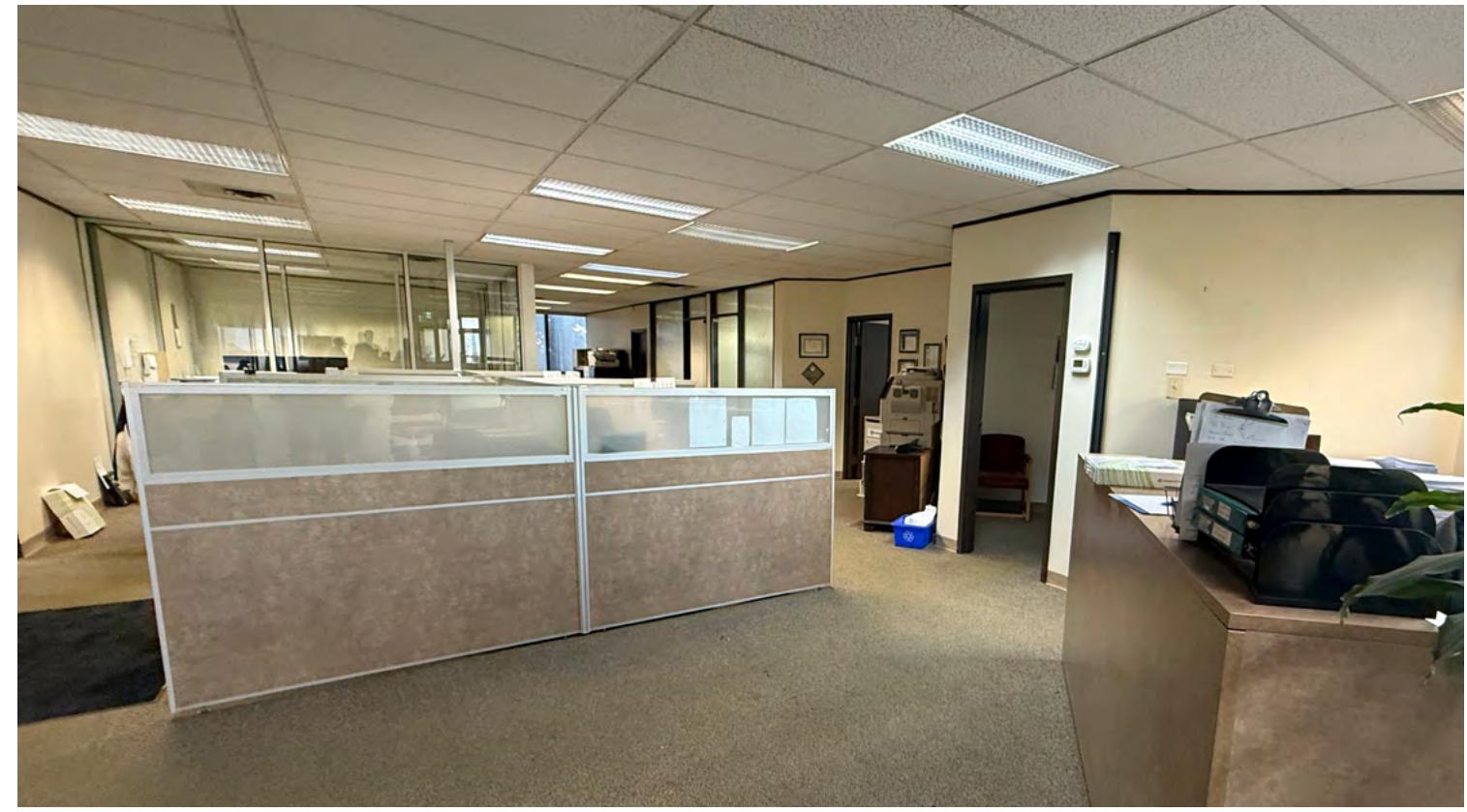
Prime Location & Accessibility

- Prominent exposure site within core Foothills Industrial Park
- Strategic positioning in one of Calgary's premier commercial districts
- Functional dock loading area with drive-in loading on all four sides of the building, maximizing building access



High Quality Asset

- Professionally owned and managed property
- Superior light manufacturing infrastructure featuring exceptional power capacity, overhead crane systems, and comprehensive dock and drive-in loading facilities



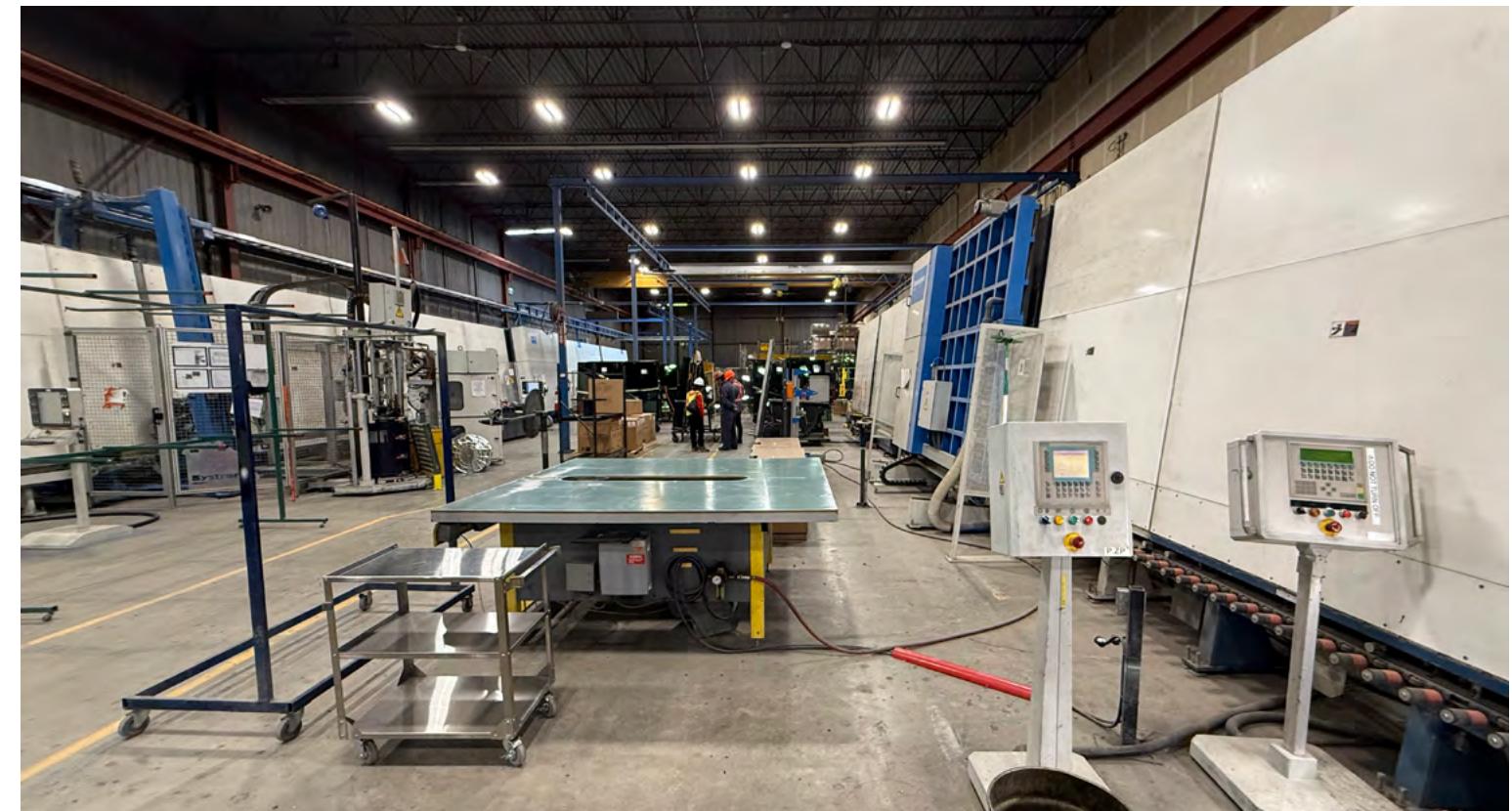
Exceptional Tenant Covenant

- Oldcastle Building Envelope was acquired for \$3.45 billion in 2022
- Over 80 locations across the United States and Canada
- Market-leading position in architectural building products
- Oldcastle and related entities have tenanted the property since 2000



Under Market Rents

- The last lease extension was executed in 2019, when average asking net rents were +/-20% below current levels
- With vacancy currently at 3.4% and anticipated to decline to under 3.0% in 2026, further market rent escalations are forecast



Location Overview

With 74M SF of industrial inventory, Foothills Industrial Park is by far Calgary's largest industrial district, representing 41% of Greater Calgary Area industrial inventory. With exceptional transportation corridors and well-established manufacturers, distributors, and industrial occupants, the area has a very strong tenant base.

The site has direct exposure to Barlow Trail SE, which sees counts of over 40,000 vehicles per day. Bus stops are located at the intersection of Barlow Trail and 72 Avenue, directly adjacent to the property.

There are numerous major road thoroughfares which provide unmatched connectivity and traffic flow throughout the Southeast industrial area. Most notably Deerfoot Trail and Stoney Trail are accessed directly via Peigan Trail, Glenmore Trail, and Barlow Trail, in addition to numerous other access and egress roads to less major routes. Public bus service operated by the City of Calgary runs throughout the Southeast industrial area, offering connectivity to residential communities, the city's Light Rail Transit ("LRT") line, and downtown core, among other areas. This provides employees an inexpensive and accessible option, further expanding the labour pool. The Property occupies a prime location in one of the city's primary commercial areas, offering a full array of amenities and retail services including quick and full-service restaurants, gas stations and personal and business services.

The Southeast area is the only area offering active rail service within an industrial park. The Property formerly had a rail spur directly on to the Property, which could potentially be re-engaged for a new tenant. With increased interest from Vancouver-based occupiers in coming to Calgary to set up distribution and light manufacturing locations, rail service offers less expensive transportation costs for high volume rail users.



Offering Process

Free and Clear Offering

The Property is being offered on a free and clear basis.

Submission Guidelines

Interested parties can sign a Confidentiality Agreement ("CA") provided by the Advisor to gain access to a data room containing Property information. Expressions of interest will be addressed on a first come first served basis, and parties are invited to submit a Letter of Intent ("LOI") to purchase the Property.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any LOIs for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above, at its sole discretion. The Vendor reserves the right to set a bid date in the future, which will be communicated by the Advisors to parties who have signed the CA. The Property described herein are to be purchased on an "as is, where is" basis.

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