FOR SALE

BARLOW CENTRE

403,833 Square Feet Multi-Tenant Industrial Complex
on 20 Acres in Southeast Calgary, Alberta

INVESTMENT SUMMARY

8080 36TH STREET SE
CALGARY, ALBERTA

Investment Opportunity

On behalf of our client (the "Vendor"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% interest in **Barlow Centre**, a multi-tenant industrial property located at 8080 36th Street Southeast, Calgary, Alberta (the "Property," "Offering," or "Barlow Centre").

Spanning 403,833 square feet ("SF") across 20.0 acres, the Property occupies a prominent corner location at the intersection of Glenmore Trail and Barlow Trail in SE Calgary's Foothills Industrial Park. With ample dock height doors, drive-in doors, and rail access, plus 14' clear height throughout 4% of the complex, 20' clear height throughout 86%, and 32' clear height in the remaining 10%, the complex accommodates a diverse range of industrial users.

The Property offers a projected 96.8% occupancy upon Q4 2026 across 16 established tenants, many of whom are long-term occupants, providing a weighted average remaining lease term ("W.A.L.T.") of 4.94 years. Key investment attributes include exceptional visibility at the corner of two major intersections, a full city block configuration bordered by four roads, and diverse suite characteristics and sizing ranging from 4,100 SF to over 153,000 SF.

For more information about the Property, please reach out to the Advisors:

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Property Overview

Address	8080 36th Street SE, Calgary
Legal Address	Plan:7911441; Block:14; Lots 7-9
District	Foothills Industrial Park
Zoning	I-G Industrial - General
Year Built	1978 (expanded 2001)
Number of Tenants	16
Occupancy Rate	96.8%
Total Building Area	403,833 SF
Site Size	20.0 Acres
Site Coverage	46%
Loading	57 dock, 20 Drive-In, 11 Rail
Clear Height	14', 20', & 32'
Power	Multiple mains 120/208 Volt; 480/600 Volt

Investment Highlights

BARLOW CENTRE

01

Central Location with High Visibility and Connectivity

Barlow Centre offers tenants an unparalleled strategic position at the major intersection of Glenmore Trail and Barlow Trail SE. This location provides immediate access to two of Calgary's critical thoroughfares, ensuring efficient routing in all directions. With prominent exposure to the high traffic volumes on both corridors, the Property offers excellent visibility for tenants.

The Property provides rapid access to Deerfoot Trail (Highway 2) for seamless north-south distribution and a direct link to Stoney Trail (Calgary's Ring Road) via Glenmore Trail. Combined with functional features such as ample shipping doors and rail access, Barlow Centre is ideally suited for logistics, distribution, and industrial tenants seeking a highly connected and visible location.

02

Diverse Tenant Base with Unique Suite Characteristics and Sizing

The Property is currently supported by a diversified base of 16 tenants, providing a secure and stable income stream with a W.A.L.T. of 4.94 years. The lease expiry profile is intentionally staggered between 2026 and 2032, which significantly mitigates near-term rollover risk. For most years, expirations are limited to just 1-10% of the total building area, with most of the rollover concentrated further out in 2031 (27%) and 2032 (46%).

Furthermore, the Property features a wide range of suite sizes from 4,100 to 153,449 SF (with an ability to demise this larger space in the future). This diverse mix appeals to the broadest segment of the tenant market and ensures that future re-leasing is not concentrated on a few large bays, enhancing overall leasing velocity and asset liquidity.

03

Significant Rental Upside & Income Growth

The Property presents a compelling opportunity to acquire a high-performing asset with notable near-term rental growth potential.

In-place rents are currently 10.50% below the prevailing market rates. **An investor is well-positioned to capitalize on this upside by marking leases to market.**

This opportunity is amplified by a tightening market, where decreasing vacancy, high tenant relocation costs, and a limited supply of suitable alternatives create strong upward pressure on rental rates and enhance landlord negotiating leverage.

04

Versatile Loading & Distribution Capabilities

The Property is exceptionally equipped to handle a wide array of logistical requirements, featuring a robust loading infrastructure that includes 57 dock-high doors, 20 drive-in, and 11 dedicated rail doors.

This comprehensive configuration provides ultimate flexibility, accommodating everything from standard tractor-trailer distribution and direct internal vehicle access to high-volume, cost-effective rail transport. This capability significantly broadens the potential tenant base, making the asset highly attractive to a diverse mix of logistics, distribution, and manufacturing companies and ensuring sustained leasing demand.

05

Industrial Market Strength

The Calgary industrial market remains one of Canada's most resilient and attractive investment opportunities, characterized by robust demand and tightening fundamentals.

The market continued its strong performance into Q2 2026, recording another quarter of positive net absorption at 517,447 SF. This sustained demand has kept vacancy exceptionally low. The Southeast submarket, where Barlow Centre is located, boasts a vacancy rate of just 2.4%, which is tighter than the city's overall rate of 2.7%—the lowest among all major Canadian industrial markets.

This landlord-favorable environment is poised to continue. While there are 3.78 million SF under construction across the Greater Calgary Area, the construction pipeline is struggling to meet anticipated demand, with 69.8% of this new inventory already pre-leased as of Q2 2026. This supply constraint, coupled with Calgary's competitive asking rents, which remains the lowest of any major Canadian city despite recent upward adjustments to $10.96 PSF, is expected to fuel continued rental growth.

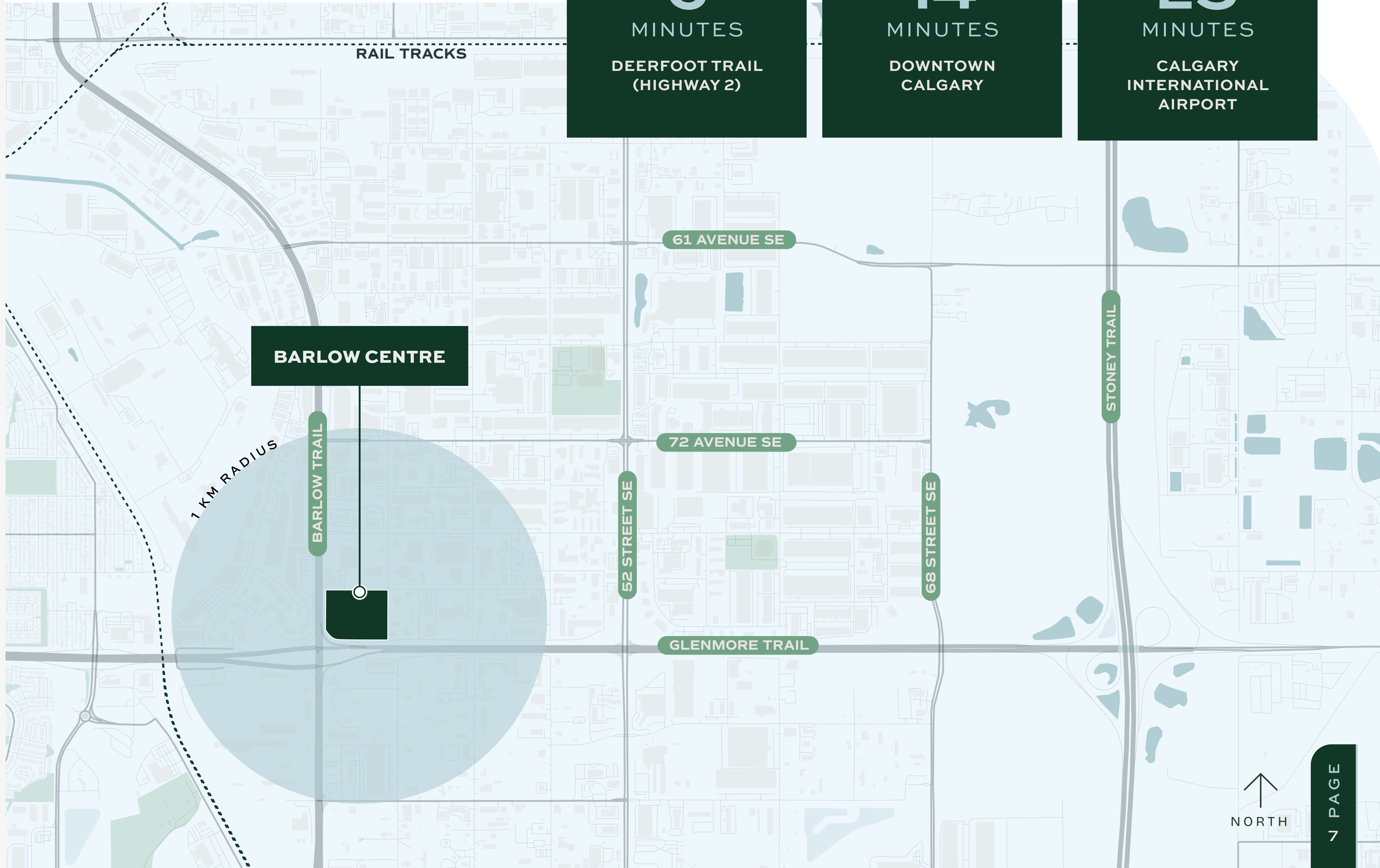
For investors, this presents a compelling opportunity for immediate income stability and significant upside through sustained rental momentum and limited competitive pressure.

Location Overview

6 MINUTES
DEERFOOT TRAIL (HIGHWAY 2)

14 MINUTES
DOWNTOWN CALGARY

23 MINUTES
CALGARY INTERNATIONAL AIRPORT




GLENMORE TRAIL
BARLOW TRAIL


3838-80 AV

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Offering Process

Barlow Centre is being offered to the market on an unpriced basis with offers to be reviewed on a first come, first served basis. The Vendor reserves the right to call a bid date, which shall be communicated by the Advisors with a minimum of eight (8) business days' notice.

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