

THE REAL OPPORTUNITY

NE REGION



1440 - 1480 28TH STREET NE &
3016 - 10TH AVENUE NE

FOR LEASE

- 2,400 - 15,200 sq.ft approx. available
- 20' clear ceiling height
- Dock and Drive-In loading
- Available beginning February 2009



ROYAL CANADIAN PROPERTIES
9 KINGSVIEW ROAD SE
AIRDRIE, KINGSVIEW PARK

FOR LEASE

- Up to 50,129 sq.ft approx.
- Bay sizes from 5,000 sq.ft
 - Drive-In loading
- Available Immediately

**Marketed with permission from owner

FEATURE LISTING

SOLD R# 3 Lot 3	SOLD R# 3 Lot 4	AVAILABLE R# 3 Lot 5	AVAILABLE R# 3 Lot 6	NOT INCLUDED IN DEVELOPMENT		
AVAILABLE R# 4 Lot 12	SOLD R# 4 Lot 11	SOLD R# 4 Lot 10	AVAILABLE R# 4 Lot 9	AVAILABLE R# 4 Lot 8	AVAILABLE R# 4 Lot 7	AVAILABLE R# 4 Lot 6
AVAILABLE R# 4 Lot 2	AVAILABLE R# 4 Lot 3	AVAILABLE R# 4 Lot 4	AVAILABLE R# 4 Lot 5	SOLD R# 4 Lot 6	AVAILABLE R# 4 Lot 7	C/S R# 4 Lot 1
AVAILABLE R# 1 Lot 12	AVAILABLE R# 1 Lot 13	C/S R# 1 Lot 14	AVAILABLE R# 1 Lot 15	AVAILABLE R# 1 Lot 16	AVAILABLE R# 1 Lot 17	

GATEWAY COMMERCE CENTER
AIRDRIE, ALBERTA



**FOR SALE, LEASE,
OR BUILD TO SUIT**

- Rare, fully serviced, industrial land opportunity
- 22 Parcels totaling 43 Acres
 - IB-1 and IB-2 zoning
- Unparalleled Queen Elizabeth II highway exposure
 - 15 minutes to Calgary International Airport
- 8 minutes to Stoney Trail Ring Road
 - City boasts no Business Tax
 - Strategic 'CanaMex' Corridor transportation link



INDUCOR
REAL ESTATE SOLUTIONS



2619 - 7TH AVENUE NE

SOLD

REPRESENTED PURCHASER

- 11,994 sq.ft approx.
- 5 Drive-In loading doors
- 2.50 acres



1001 - 53RD AVENUE NE

FOR LEASE

- 9,108 sq.ft approx.
- Excellent tenant improvement package available
- Superior parking - 18 dedicated stalls and 37 common area stalls
 - Well maintained property
 - Secured, dedicated yard available
- Building can be expanded
- Available Immediately

PHONE 403. 279. 8885 FAX 403. 720. 3557

WEB www.inducor.com

OFFICE Suite 200, 4351 104th Avenue SE Calgary, AB T2C 5C6

This sales piece contains information that has been obtained from third parties and is believed to be correct but does not form part of any present or future contract. These properties may be withdrawn from the Calgary industrial real estate market at any time without notice. Any reproduction in whole or in part, without express written consent of Inducor Real Estate Solutions Inc. is strictly prohibited. Inducor Real Estate Solutions is a marketing company only, wholly owned by licensed associates under the Real Estate Act to the Seller's Edge Corp.

THE REAL OPPORTUNITY

SE REGION



4949 - 61ST AVENUE SE **FOR LEASE**

- 5,070 sq.ft approx.
- 1 Drive-In loading door
- 28' ceiling height
- **Units 4919 & 4929 LEASED**



233041 WRANGLER WAY

SOLD

- 20,000 sq.ft approx.
- 2.47 acres
- 3 Drive-In loading doors



3645 - 48TH AVENUE SE **FOR SALE**

- Rare free-standing building
- 14,480 sq.ft approx. on 1.05 acres
- 2 Drive-In loading doors
- Fenced yard and ample parking



7505 - 48TH STREET SE **FOR SUBLEASE**

- 21,700 sq.ft approx.
- 5 Dock loading doors
- 28' ceiling height
- Available Immediately

FEATURE LISTING



8515 - 48TH STREET SE **FOR SUBLEASE**

- 44,758 sq.ft approx. (6,146 sq.ft of office, and 38,612 sq.ft of warehouse)
- 2 Dock, 2 Drive-In loading doors
- Heavy power capabilities
- Available Immediately
- 18' clear ceiling height
- Extensive fenced yard



4515 MANHATTAN ROAD SE **FOR LEASE**

- 4,153 sq.ft approx.
- 1 Dock loading door
- 14' ceiling height
- Available Immediately



21 & 29 INDUSTRY WAY SE **FOR SALE/LEASE**

- 2 x 4.35 acres = 8.70 acres
- Development Permit in place
- Available Immediately



607 - 611 MANITOU ROAD SE **FOR LEASE**

- 3,971 - 10,630 sq.ft approx.
- 2 Dock, 1 Drive-In loading doors
- 16' ceiling height
- Available August 1, 2008



INDUCOR
REAL ESTATE SOLUTIONS

CHRIS SAUNDERS 403.630.8781
D.C. (SID) SMITH 403.680.1767
SEAN BRADLEY 403.607.8635

PHONE 403.279. 8885
WEB www.inducor.com

This sales piece contains information that has been obtained from third parties and is believed to be correct but does not form part of any present or future contract. These properties may be withdrawn from the Calgary industrial real estate market at any time without notice. Any reproduction in whole or in part, without express written consent of Inducor Real Estate Solutions Inc. is strictly prohibited. Inducor Real Estate Solutions is a marketing company only, wholly owned by licensed associates under the Real Estate Act to the Seller's Edge Corp.