



OPUS®

Colliers

Barlow Trail SE

Glenmore Trail SE

For Lease | Calgary, AB

# Design Build Opportunity

At the crossroads of Glenmore & Barlow Trail SE

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Accelerating success.

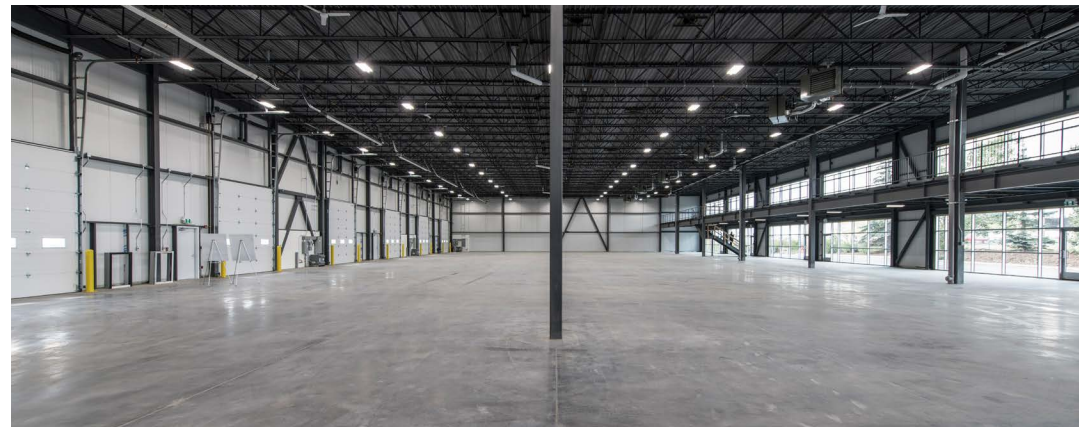


# Property Overview

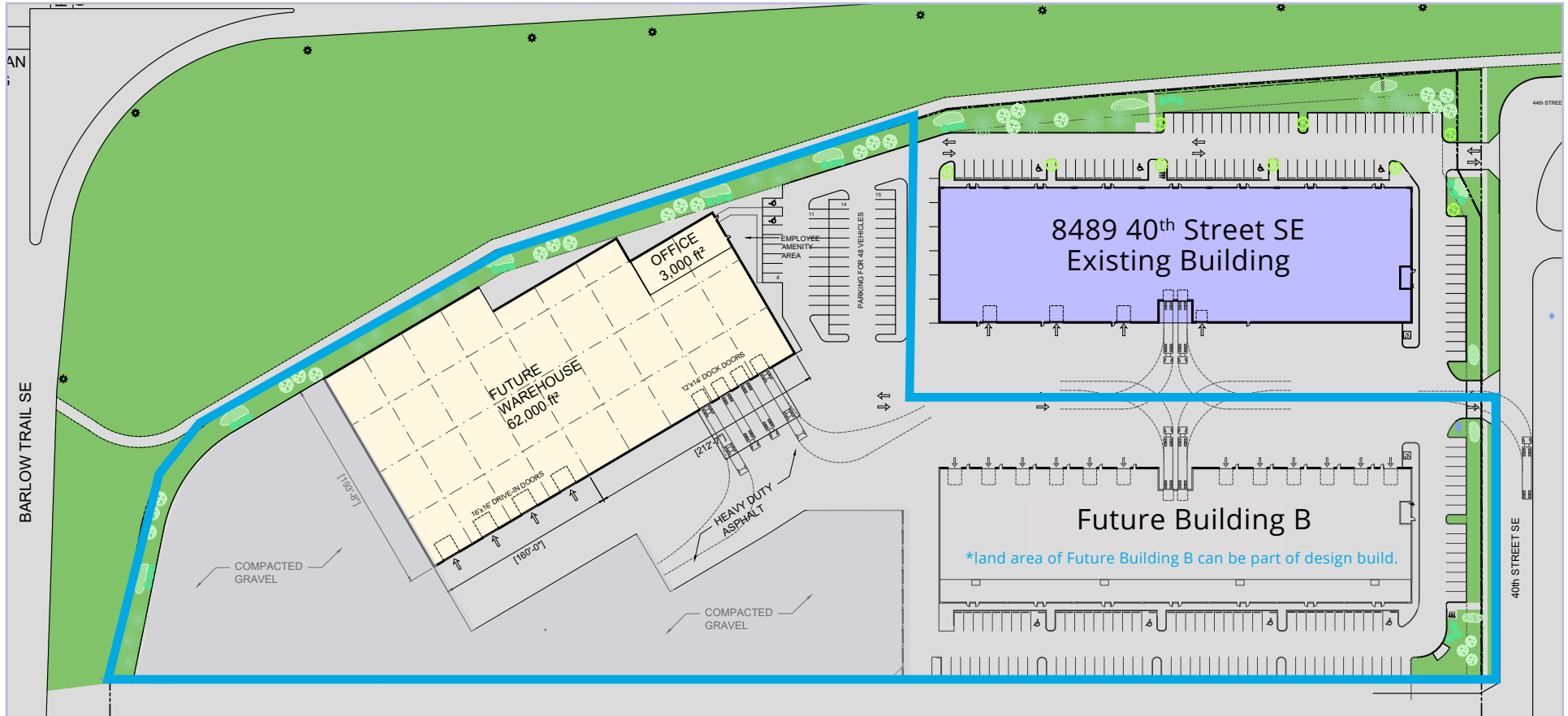
<b>District</b>	South Foothills
<b>Zoning</b>	I-G Industrial General
<b>Buildings Size Options</b>	From 33,000 SF to 210,000 SF
<b>Site Size Options</b>	From 3.8 Acres to 8.1 Acres

## Highlights

- Custom Design Facility
- Direct exposure to Glenmore Trail
- Over 50,000 vehicles driving by daily
- Suitable for wide range of industrial uses
- Located at the SE corner of Barlow Trail and Glenmore Trail SE



# Sample Option for **Design Build**



## Building Specs (Sample)

Office Area	3,000 SF
Warehouse Area	62,000 SF
Total Available Area	65,000 SF
Land Size	5.74 - 8.10 Acres
Yard Storage	Available
Loading	4 Dock Doors, 4 Drive- in Doors *Room for additional Loading

# Benefits of a Design Build - **For Lease**

## Benefits of a Design Build

- **Increased Efficiency:** Productivity and efficiency increases when facilities are tailored to specific operational needs of a company. Companies are able to maximize their space efficiency while also planning for future growth. Rather than squeezing operations into an existing facility the design build approach allows us to wrap the building around an ideal operational layout maximizing a company's efficiency and increase productivity.
- **Value Engineering:** OPUS works as a team with design and construction personnel to design the most cost effective optimal facility for your business. The time and cost to retrofit a building can be overlooked and underestimated.
- **Identity:** You are able to put your own stamp on the building and customize your facility to portray your corporate identity. Choose your own design to present your company at its best.
- **Single Source Responsibility:** We provide you a single source of contact for the project. All design/engineering and construction consultants are the responsibility of OPUS therefore reducing your risk and increasing time and cost efficiencies as we are unconditionally committed to the success of your project.
- **Sustainable Energy Efficient:** Our projects lead the market in the area of LEED and energy efficiencies, which allows us to ensure your new property utilizes state of the art systems which create significant savings over the term of your lease.

## Benefits of Leasing

- **Low Capital:** Low capital investment is required when leasing vs owning, while enjoying the benefits of a purpose built facility. This allows companies to invest its capital in its business growth, which typically earn a higher return than in real estate.
- **Tax Reductions:** 100% of rent payments are tax deductible versus only being able to deduct your interest on your mortgage, depreciation and amortization.
- **Headaches of Ownership:** Focus on your business operations and what you do best. Don't be burdened and distracted by building repairs, maintenance and property management.
- **Flexibility:** Leasing allows greater flexibility to meet operational needs. It is easier to move out of your space at the end of your term than needing to sell your building before moving out and being exposed to the cyclical risks associated with real estate values.





# Zoning Uses - Industrial General

## Permitted Uses

- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D; and
- Utilities.
- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Beverage Container Quick Drop Facility;
- Brewery, Winery and Distillery;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Crematorium;
- Distribution Centre;
- Dry-cleaning and Fabric Care Plant;
- Fleet Service;
- Freight Yard;
- General Industrial — Light;
- General Industrial — Medium;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Municipal Works Depot;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class C;
- Specialty Food Store;
- Utility Building; and
- Vehicle Storage

## Discretionary Uses

- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Building Supply Centre;
- Bulk Fuel Sales Depot;
- Cannabis Facility;
- Child Care Service;
- Convenience Food Store;
- Custodial Quarters;
- Drive Through;
- Gas Bar;
- Instructional Facility;
- Kennel;
- Large Vehicle and Equipment Sales;
- Office;
- Outdoor Café;
- Pet Care Service;
- Place of Worship — Large;
- Print Centre;
- Restaurant: Food Service Only;
- Restaurant: Licensed;
- Restored Building Product Sales Yard;
- Salvage Yard;
- Self Storage Facility;
- Storage Yard;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Special Function — Class 2;
- Take Out Food Service;
- Urban Agriculture;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Wind Energy Conversion System — Type 1; and
- Wind Energy Conversion System — Type 2.

## Key Features



Flexibility on sizing,  
design and build out



Quick access to Glenmore  
& Barlow Trail



Exposure to 50,000  
vehicles per day



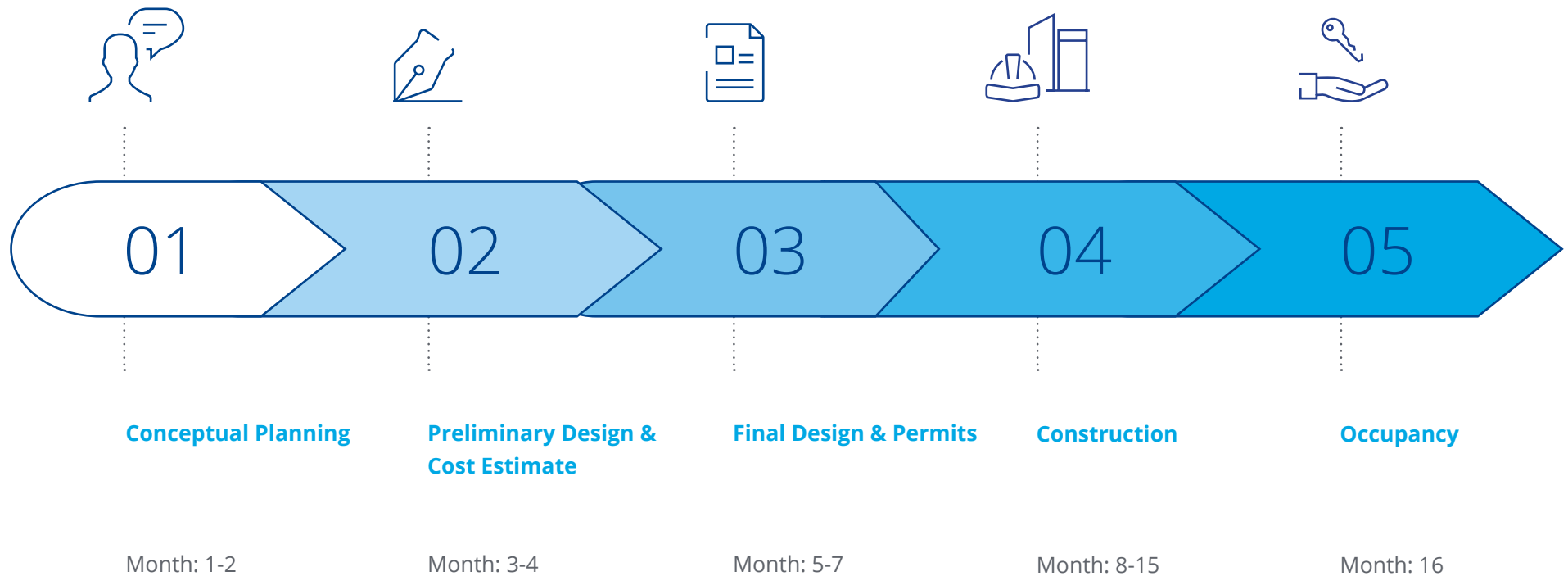
Flexible I-G zoning



Ample onsite parking



# Design Build **Process**



# Location Overview

## Location highlights

- Located on crossroads of Glenmore & Barlow Trail with 50,000 vehicles passing daily
- 4 minutes to Deerfoot Trail
- 3 minutes to 52<sup>nd</sup> Street SE
- 8 minutes to Calgary ring road (Stoney Trail)
- 65+ restaurants & nearby gas stations within a 3 km radius

## Drive Times

- 24 minutes to YYC international
- 13 minutes to downtown core

## Transit

- 4 minute walk to Bus Stop



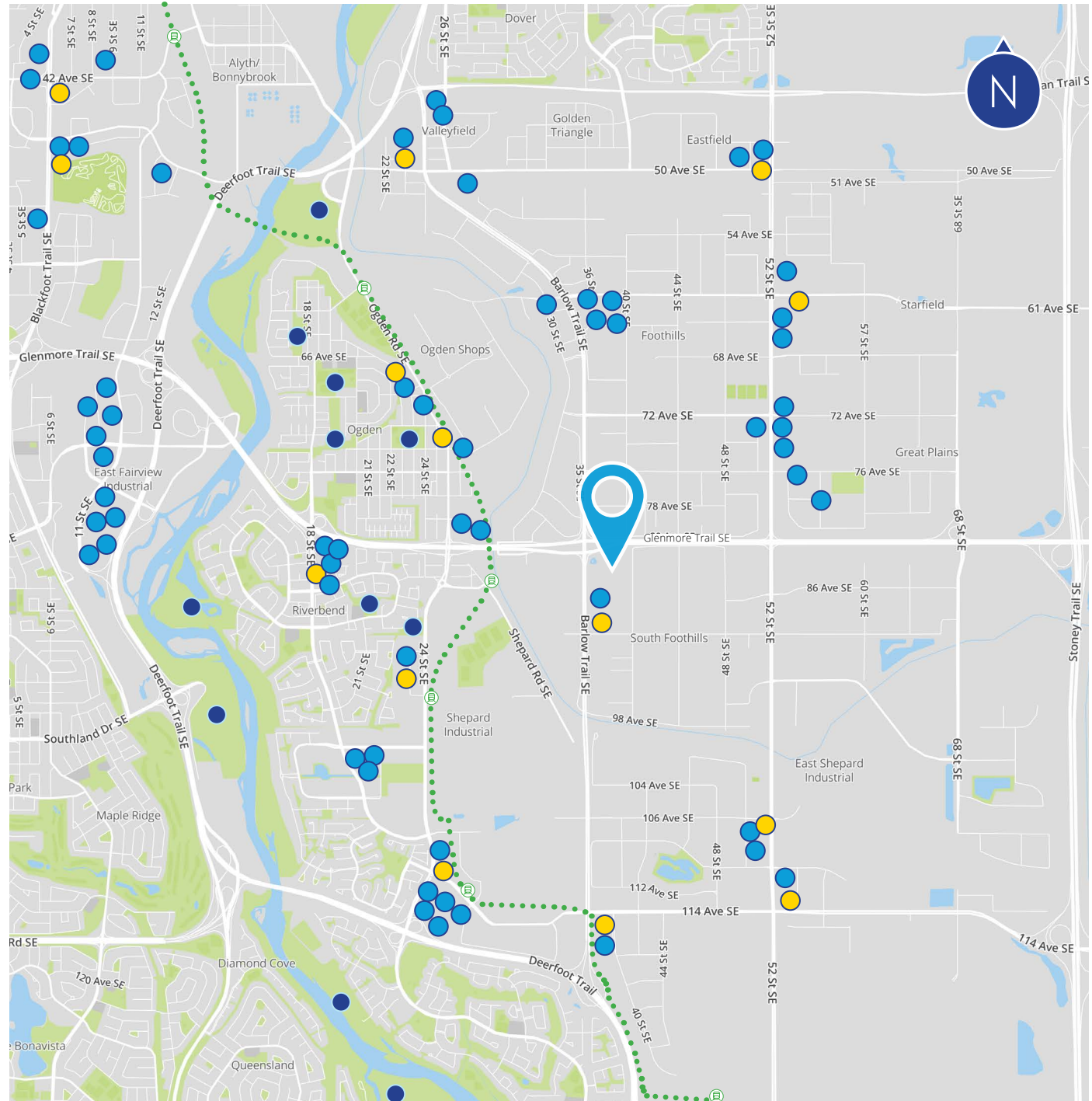
Property

● Food & drink

● Gas Station

● Future LRT  
Green Line

● Greenspace/Park







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