

68  
ST

# 68 Street Logistics Park



Accelerating success.



### **BUILDING 1**

334,682 SF  
Available  
Immediately

### **BUILDING 2**

422,349 SF  
Available  
Immediately

### **UP TO 1.3 MILLION SF & 68 ACRES AVAILABLE**

For Build-To-Suit  
or Lease




 PANATTONI®

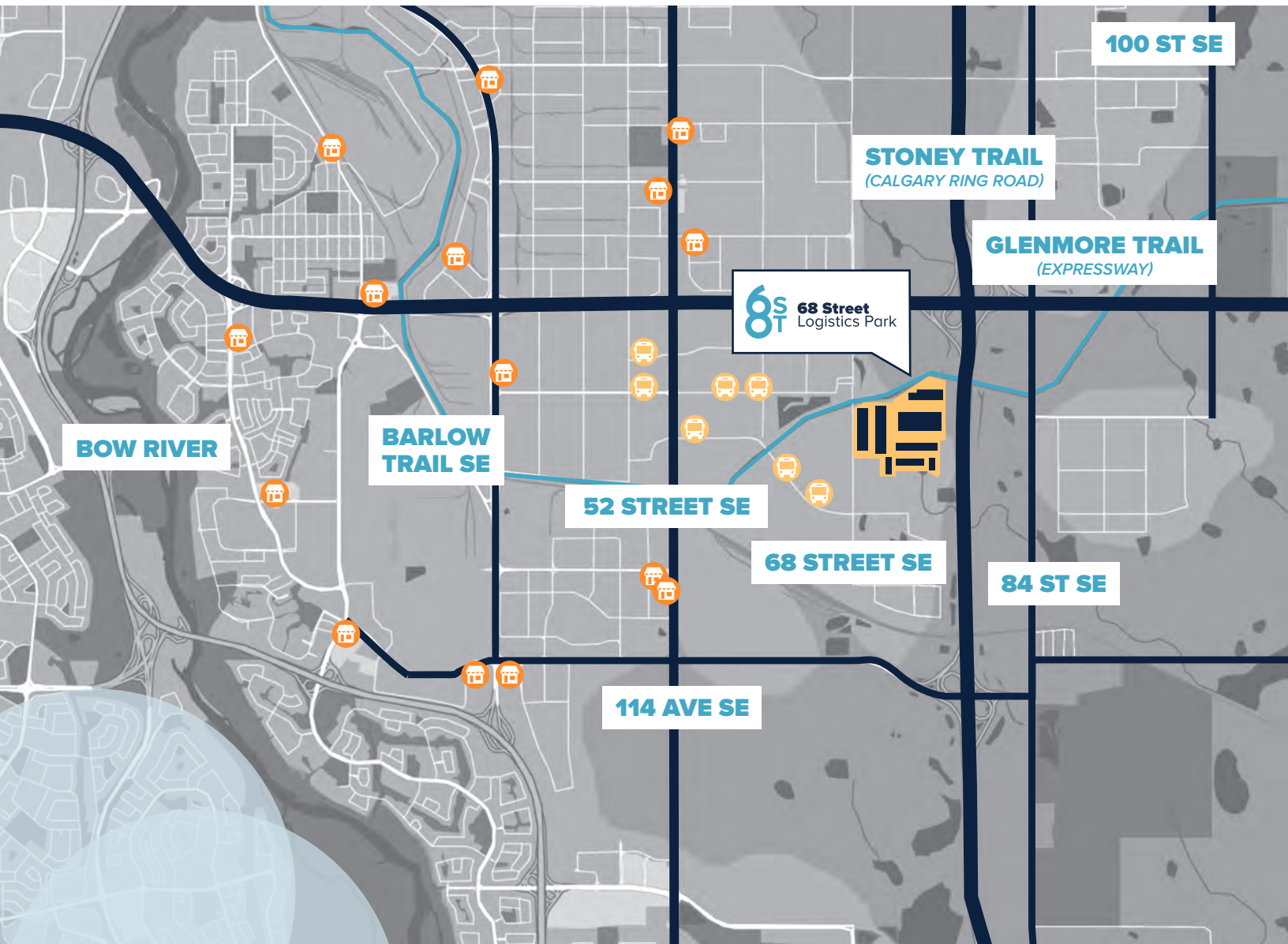
 **Manulife** Investment Management

## THE LOCATION

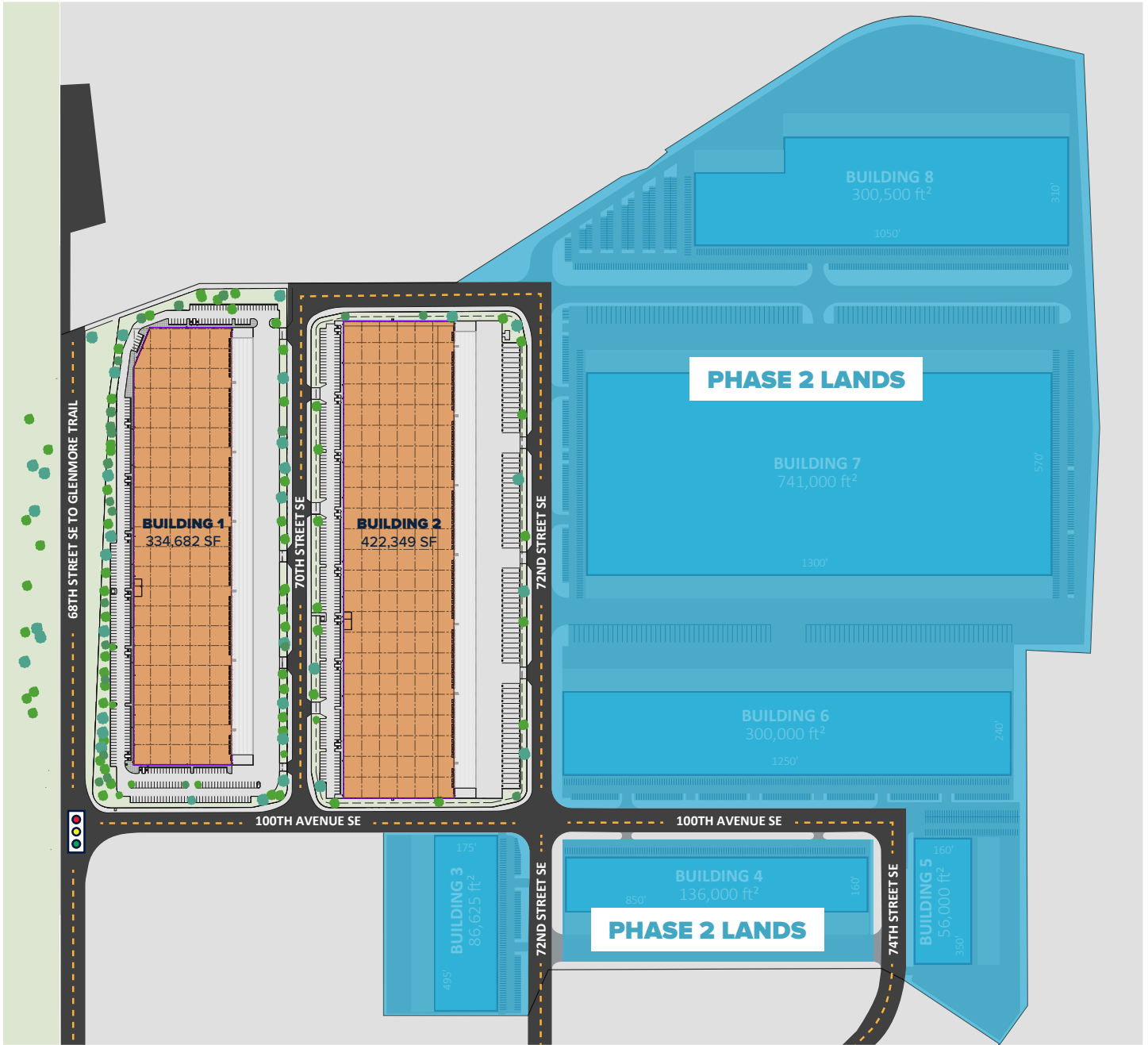
68th Street Logistics Park is a 2.2 million square foot logistics park located in Southeast Calgary, the city's largest industrial submarket. It provides excellent access to major transportation routes, being adjacent to Glenmore Trail and the Stoney Trail ring road connecting to other major routes such as Highway 2 (Deerfoot Trail). The park is in close proximity to the recently upgraded Canadian Pacific (CP) Rail intermodal terminal and benefits from a newly twinned major 4 lane access road (68 Street) that connects to Glenmore Trail via a new at-grade lighted intersection. The park is also located close to large residential areas providing good access to labor and a transit system that runs directly through the site.

### LEGEND

-  68th Street Logistics Park
-  Bus Stop
-  Restaurants/Stores



# SITE PLAN



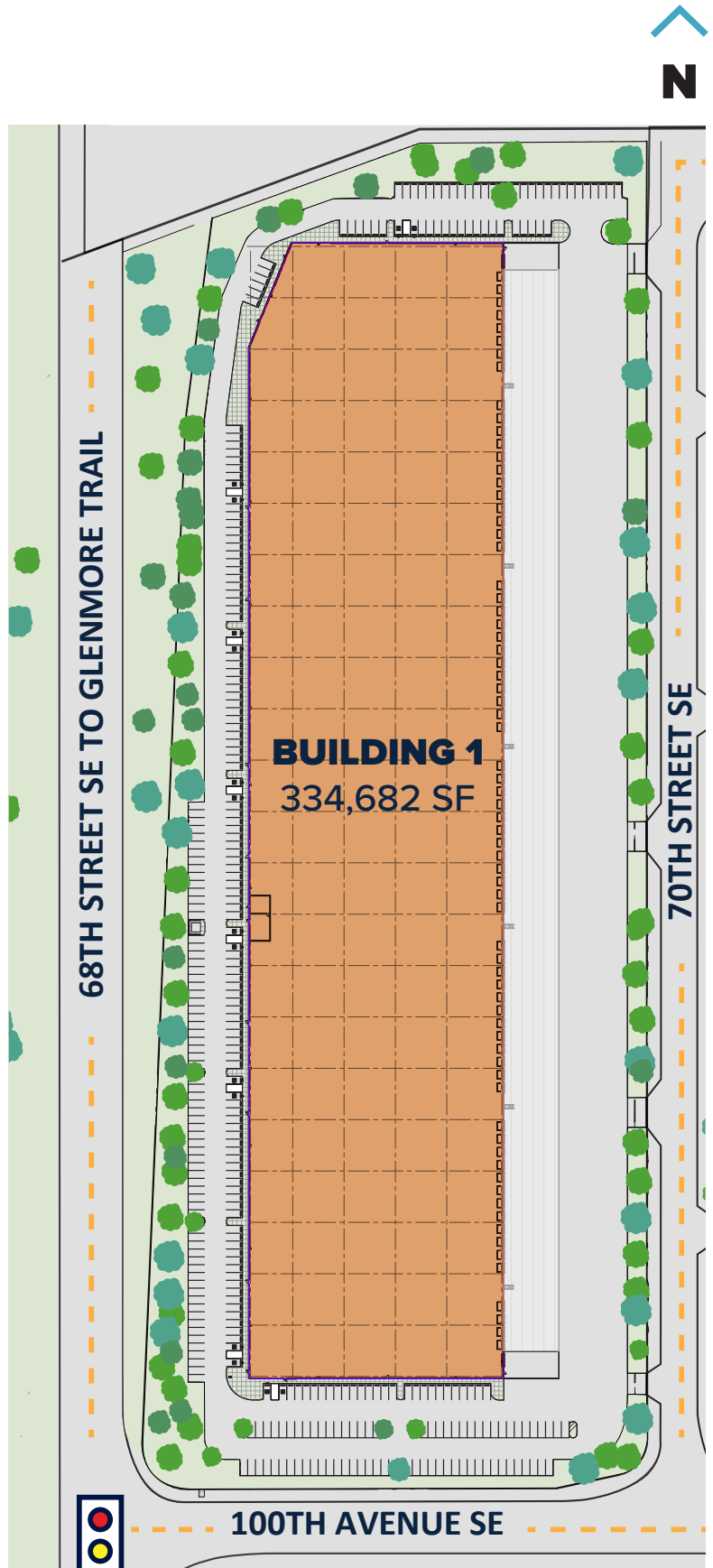
# BUILDING 1 SITE PLAN



Building 1 has primary exposure to 68 Street SE, incorporating excellent access and egress for trucks in addition to separated customer and employee parking. It has been constructed to be LEED certified with high quality building features, including high dock door counts, grade loading flexibility, and 36' clear height. It is complete and ready for occupancy.

## SPECIFICATIONS

|                        |                                     |
|------------------------|-------------------------------------|
| <b>BUILDING SIZE</b>   | 334,682 SF                          |
| <b>POWER</b>           | 1800a 600V & Solar Ready            |
| <b>BUILDING DEPTH</b>  | 284'                                |
| <b>CLEAR HEIGHT</b>    | 36'                                 |
| <b>COLUMN SPACING</b>  | 56' x 56' with 60' marshalling bays |
| <b>ROOF SYSTEM</b>     | TPO System                          |
| <b>EXTERIOR</b>        | Full height pre-cast                |
| <b>HEATING</b>         | Cambridge Heating Units             |
| <b>SPRINKLERS</b>      | ESFR system                         |
| <b>APRONS</b>          | 60' concrete aprons                 |
| <b>LIGHTING</b>        | LED high bay with motion sensors    |
| <b>SLAB</b>            | 8" fiber reinforced concrete        |
| <b>VEHICLE PARKING</b> | 367 stalls                          |
| <b>DOCK DOORS</b>      | 72 (9' x 10')                       |
| <b>GRADE DOORS</b>     | 2 (12' x 16')                       |
| <b>DOCK LEVELERS</b>   | (6' X 8') 45,000 lb capacity        |



## BUILDING 1 FEATURES

**56' COLUMN  
GRID SPACING**

**CAMBRIDGE  
HEATING  
UNITS**

**36' CLEAR  
HEIGHT  
BLDG 1**

**SEPARATED  
VEHICLE  
PARKING**

**TPO ROOF  
SYSTEM**

**FULL HEIGHT  
PRE-CAST  
CONSTRUCTION**

**E.V. CHARGING  
STATIONS**



**DESIGNED TO BE LEED CERTIFIED**

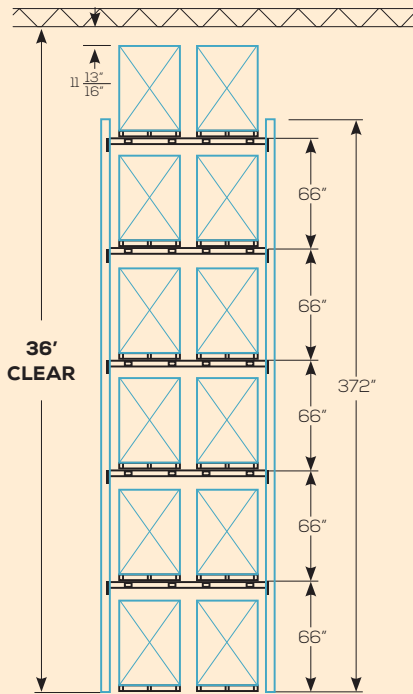
# BUILDING 1 PALLET CAPACITY BY CLEAR HEIGHT

Building 1 is designed for larger warehousing uses featuring 36' clear height throughout the building. Compared to traditional 28' clear height buildings, this allows for 4 additional pallet positions per racking bay creating significant efficiencies in the use of space. The additional height combined with the 56' column width make Building 1 highly efficient for warehouse users.

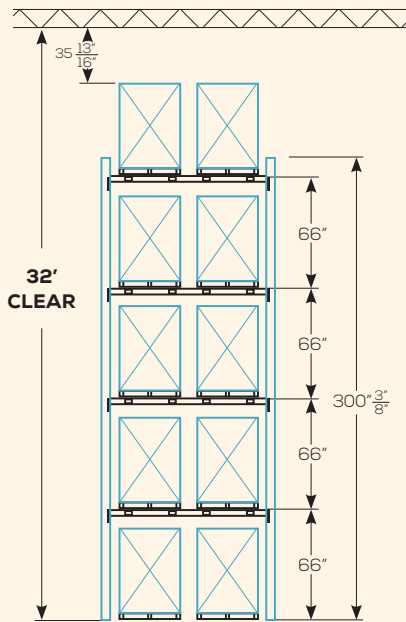


**40" FACE X 48" DEEP**  
**60" MAX HEIGHT**

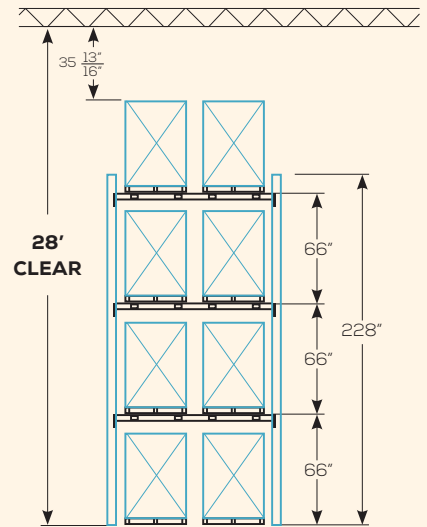
## BUILDING 1



**PALLET PER RACKING BAY = 12**



**PALLET PER RACKING BAY = 10**



**PALLET PER RACKING BAY = 8**

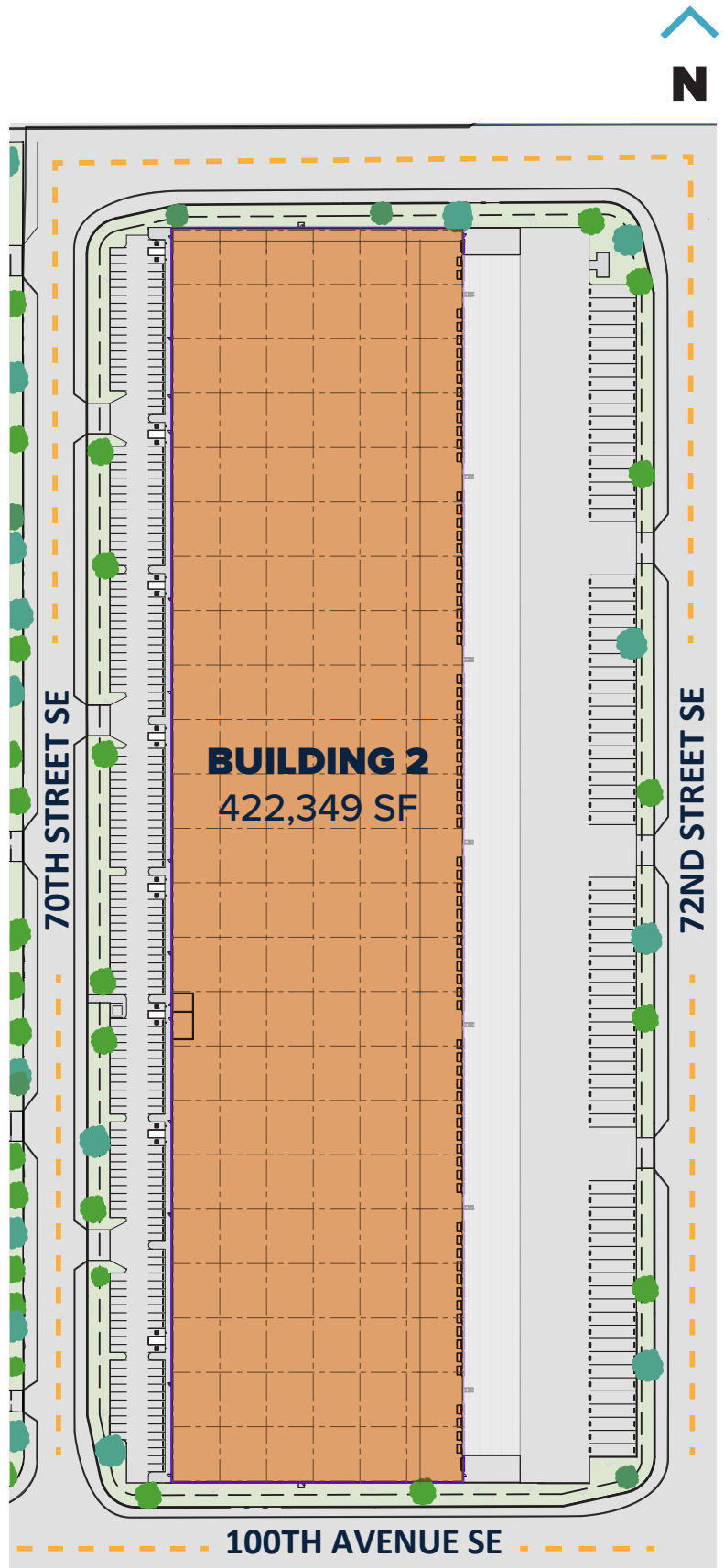
# BUILDING 2 SITE PLAN



Building 2 is designed for mid to large bay users with a focus on high dock door counts, efficient storage space with 40' clear height, and trailer parking. It has separated truck and passenger vehicle entrances, with a focus on efficient counter-clockwise truck circulation. The building has been built with high quality construction specifications and is now complete.

## SPECIFICATIONS

|                        |                                     |
|------------------------|-------------------------------------|
| <b>BUILDING SIZE</b>   | 422,349 SF                          |
| <b>POWER</b>           | 2000(a) 600V & Solar Ready          |
| <b>BUILDING DEPTH</b>  | 310'                                |
| <b>CLEAR HEIGHT</b>    | 40'                                 |
| <b>COLUMN SPACING</b>  | 50' x 56' with 60' marshalling bays |
| <b>ROOF SYSTEM</b>     | TPO System                          |
| <b>EXTERIOR</b>        | Full height pre-cast                |
| <b>HEATING</b>         | Cambridge Heating Units             |
| <b>SPRINKLERS</b>      | ESFR system                         |
| <b>APRONS</b>          | 60' concrete aprons                 |
| <b>LIGHTING</b>        | LED high bay with motion sensors    |
| <b>SLAB</b>            | 8" fiber reinforced concrete        |
| <b>VEHICLE PARKING</b> | 264 stalls                          |
| <b>DOCK DOORS</b>      | 78 (9' x 10')                       |
| <b>GRADE DOORS</b>     | 2 (12' x 16')                       |
| <b>DOCK LEVELERS</b>   | (6' X 8') 45,000 lb capacity        |



## BUILDING 2 FEATURES

**SEPARATED  
VEHICLE  
PARKING**

**E.V. CHARGING  
STATIONS**

**FULL HEIGHT  
PRE-CAST  
CONSTRUCTION**

**40' CLEAR  
HEIGHT  
BLDG 2**

**CAMBRIDGE  
HEATING  
UNITS**

**TPO ROOF  
SYSTEM**

**56' COLUMN  
GRID SPACING**

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**DESIGNED TO BE LEED CERTIFIED**



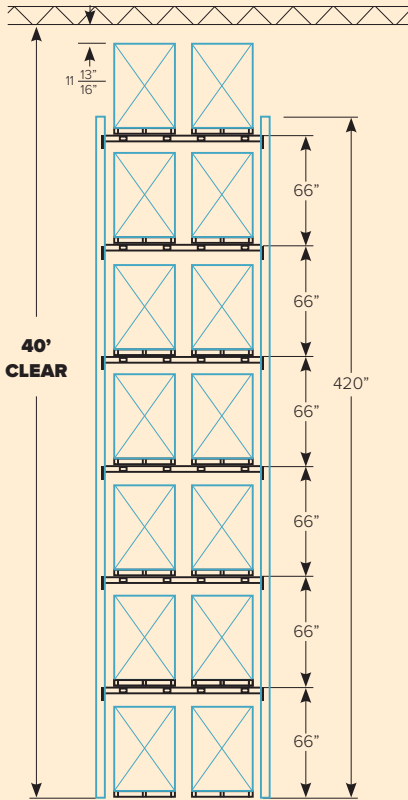
# BUILDING 2 PALLET CAPACITY BY CLEAR HEIGHT

Building 2 is designed for larger warehousing uses featuring 40' clear height throughout the building. Compared to traditional 28' clear height buildings, this allows for 6 additional pallet positions per racking bay creating significant efficiencies in the use of space. The additional height combined with the 56' column width make Building 2 highly efficient for warehouse users.



**40" FACE X 48" DEEP**  
**= 60" MAX HEIGHT**

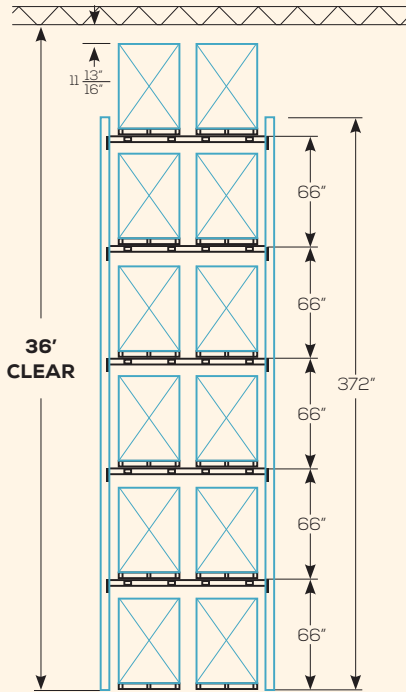
## BUILDING 2



**40' CLEAR**

420"

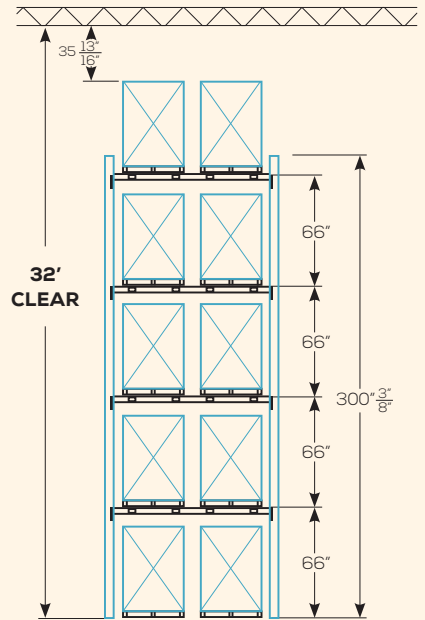
**PALLET PER RACKING BAY = 14**



**36' CLEAR**

372"

**PALLET PER RACKING BAY = 12**



**32' CLEAR**

300"

**PALLET PER RACKING BAY = 10**

# CAMBRIDGE HEATING UNITS

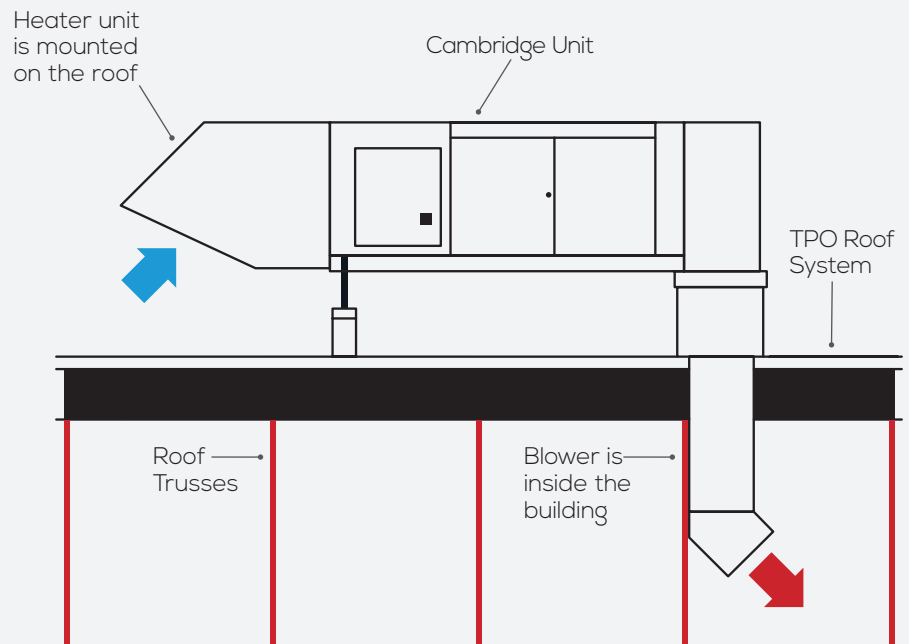
## CAMBRIDGE UNIT FEATURES

- Roof mounted unit
- Combustion takes place outside the building
- Draws fresh air into the building providing ventilation and internal air quality



## CAMBRIDGE UNIT BENEFITS

- ✓ High efficiency reduces energy costs compared to traditional heaters
- ✓ One unit can heat up to 60,000 SF
- ✓ Maintenance on the Cambridge unit occurs on the roof, reducing disruption to warehouse operations
- ✓ Blower vents are flush with roof trusses providing true clear height
- ✓ No disruption to lighting from internal unit heaters



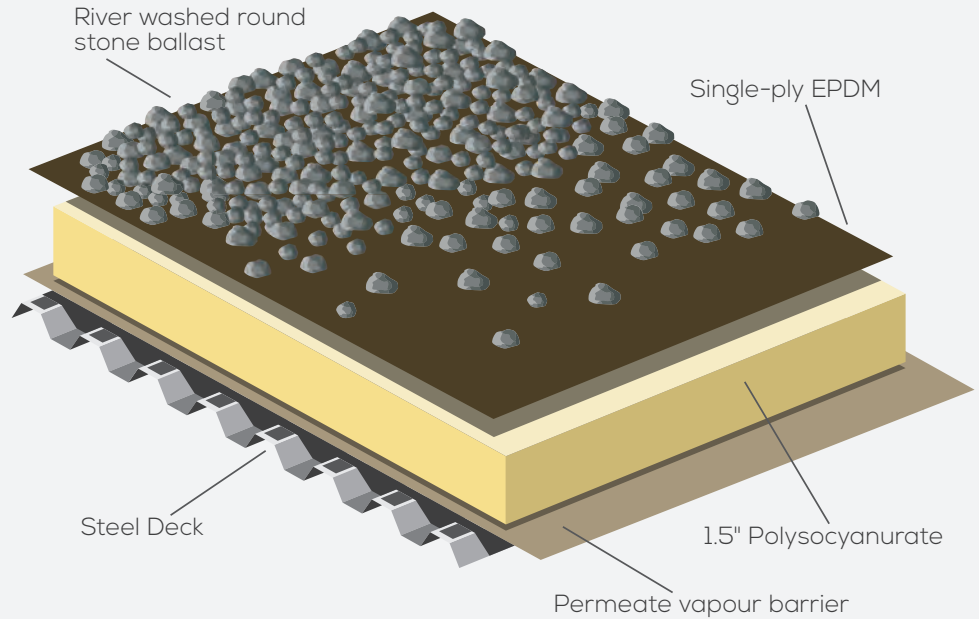
# EPDM VS TPO ROOF CONSTRUCTION

## EPDM ROOF PROS

- Lower initial cost than TPO Roof system

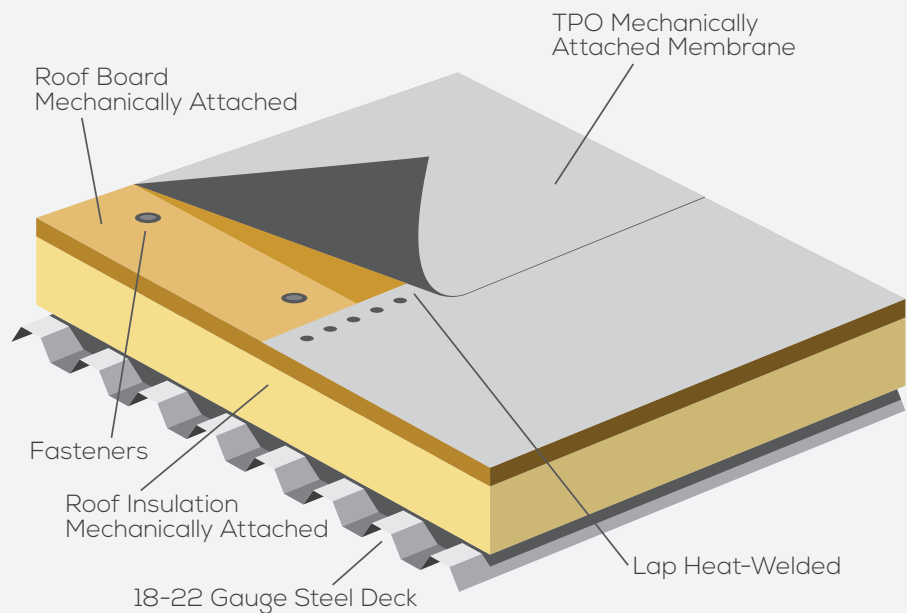
## EPDM ROOF CONS

- Uses gravel ballast to hold membrane in place
- More prone to damage from maintenance and environment
- Susceptible to movement and therefore typically has higher maintenance costs than TPO roof systems
- Difficult to inspect and locate damage/leaks



## TPO ROOF KEY FEATURES/ BENEFITS

- ✓ Roof membrane and insulation are mechanically fastened
- ✓ Mechanically fastened system does not move from environmental factors and maintenance
- ✓ White finish reflects heat in the summer
- ✓ Lower operating costs over time due to efficiency and maintenance
- ✓ 20 year warranty
- ✓ R30 Roof Insulation



## THE LEASING TEAM

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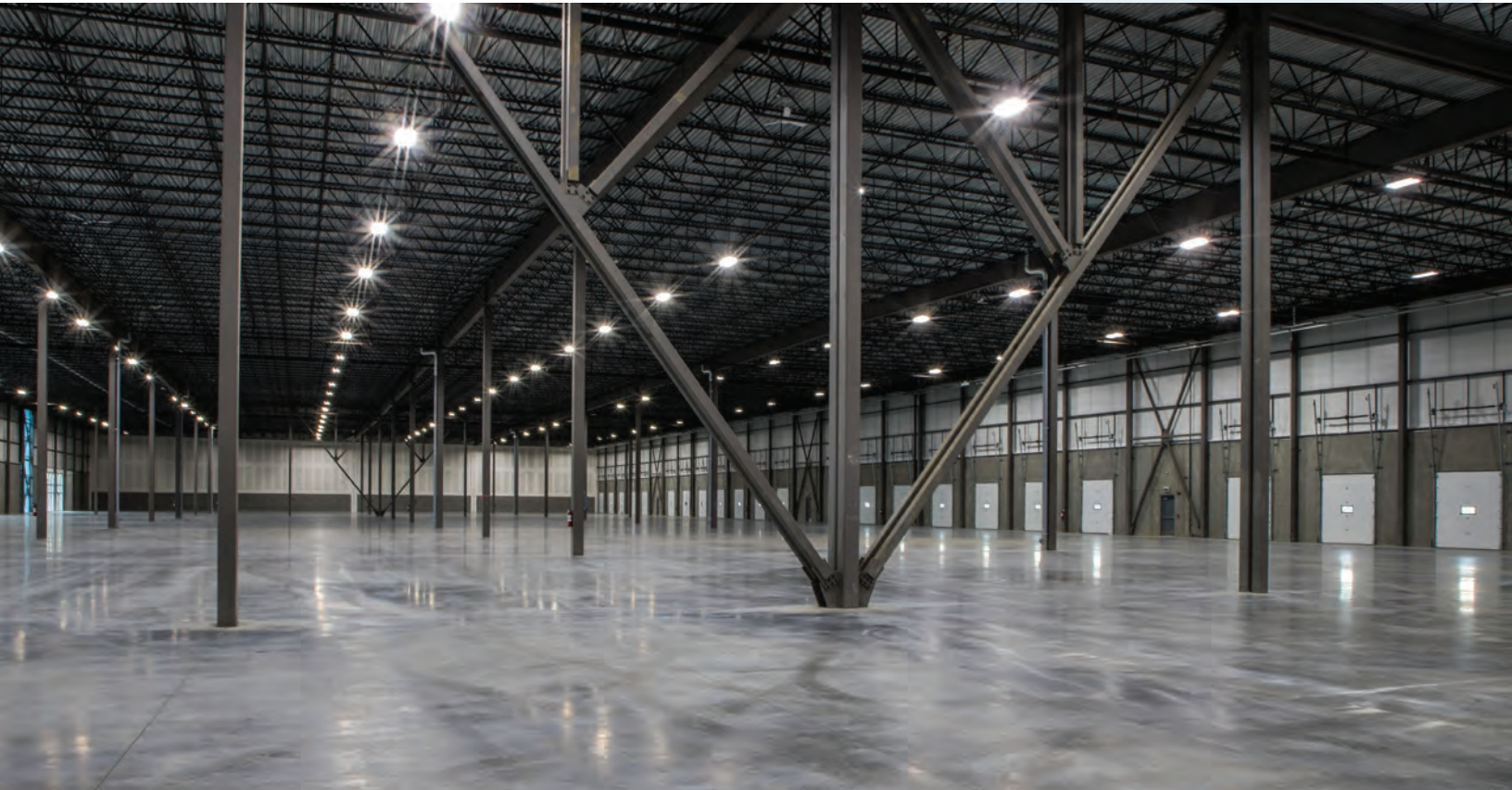


Accelerating success.

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## THE DEVELOPERS

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Panattoni Development Company, Inc. is an industry leading, privately held commercial real estate development company. With over 25 offices in Canada, the United States and Europe, they are responsible for over 320 million square feet of development, with a specialization in industrial speculative and Build-To-Suit projects.



Manulife Investment Management, through its Real Estate arm, develops and manages commercial real estate for thousands of customers around the globe. Its portfolio includes over 58 million square feet of office, industrial, retail and multi-family space. Its Real Estate team also manages the space requirements and corporate use facilities for Manulife's global operations.