



SECOND QUARTER 2011 • CALGARY

INDUSTRIAL SPACE MARKET REVIEW

PREPARED BY

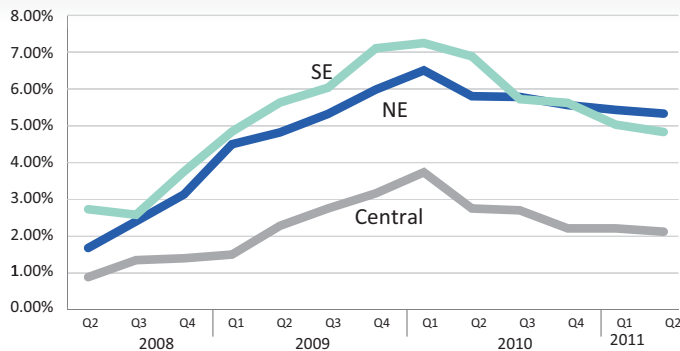


BARCLAY STREET REAL ESTATE LTD.

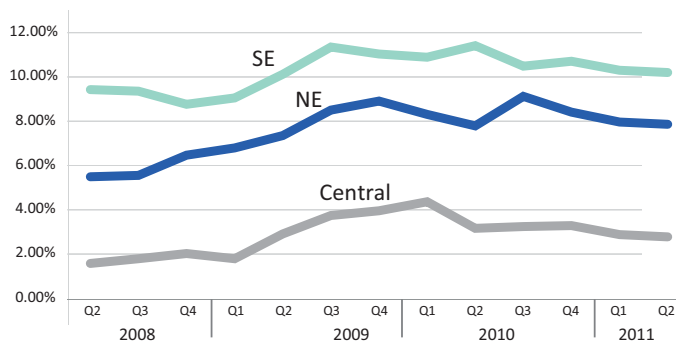


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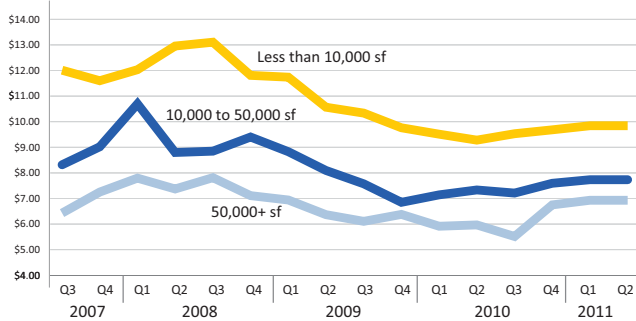
REGIONAL INDUSTRIAL VACANCY



REGIONAL INDUSTRIAL AVAILABILITY



AVERAGE LEASE RATES PER SQUARE FOOT



sector is still strong, activity in the office sector has outpaced and dominated the commercial market this year. Total dollar volume for the quarter reached \$99,891,391 for the industrial sector. The average price per sf this quarter was \$128.

The largest Industrial sale in Q2 2011 occurred at Ramsay Crossing. The City of Calgary purchased this 196,243sf flex building from New Urban (Ramsay Exchange) GP Ltd. for \$26,000,000.

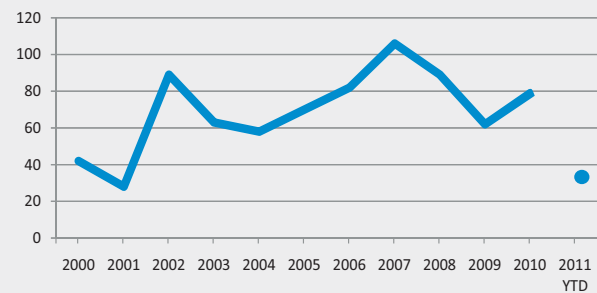
Two industrial projects have commenced. Oxford Properties is planning to construct the first of its multi-phase eight year project at Airport Business Park. WAM Developments will commence construction of Building 4 at Stonegate Landing. This building will add approximately 430,000sf to the industrial inventory. ■

INDUSTRIAL BUILDINGS SALES IN GREATER CALGARY

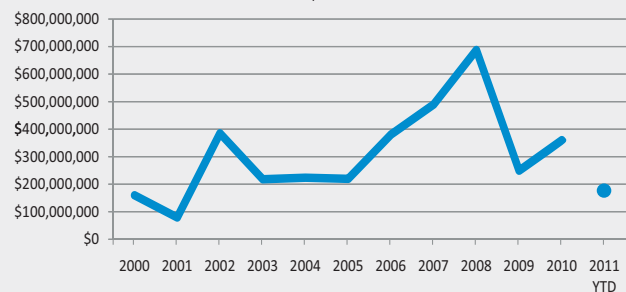
INDUSTRIAL TRANSACTIONS OVER \$1 MILLION

	Q2 2009	Q2 2010	Q2 2011
\$ Volume	\$76,340,650	\$118,542,145	\$99,891,391
# of Transactions	14	23	18
Average Price/sf	\$165	\$154	\$128
Average Price	\$5,452,904	\$5,154,006	\$5,549,522
Total Building (sf)	649,454	787,457	693,808
Average Building Size (sf)	46,390	35,794	43,363
Average Capitalization Rate	7.9%	7.9%	7.0%

NUMBER OF TRANSACTIONS



TOTAL \$ VOLUME



FOR SALE

FEATURED LISTING

TWO INDUSTRIAL FACILITIES

4211 13A Street SE, 4043 Brandon Street SE, Calgary, Alberta



4211 13A Street SE, Calgary 1

PROPERTY INFORMATION

SITE SIZE: 3.62 acres

BUILDING SIZE:

Plant	29,903 sq. ft.
Office	6,230 sq. ft.
Storage Warehouse	16,020 sq. ft.
Waste Water Treatment	1,080 sq. ft.

TOTAL: 53,233 sq. ft.

PRICE: \$6,450,000



4043 Brandon Street SE, Calgary 2

PROPERTY INFORMATION

SITE SIZE: 1.23 acres

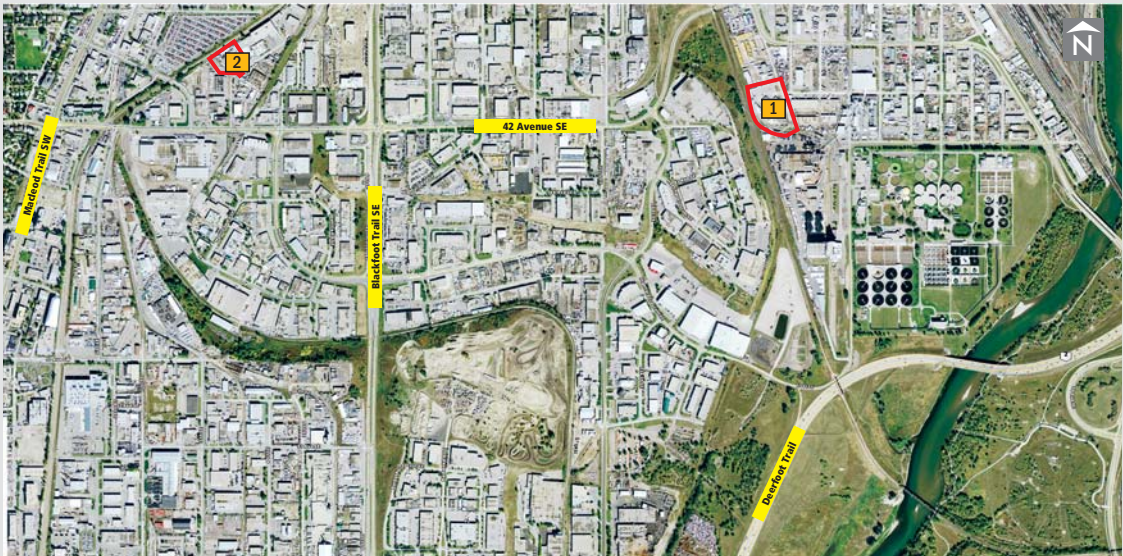
BUILDING SIZE:

Plant	21,903 sq. ft.
Office/Storage	13,478 sq. ft.

TOTAL: 35,381 sq. ft.

CLEAR HEIGHT: 11' & 25'

PRICE: \$4,350,000



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SOURCE: RealNet Canada Inc. (www.realnet.ca)

The information contained herein was obtained from sources we deem reliable, and while thought to be correct, is not guaranteed by Barclay Street Real Estate.

This industrial market review evaluates activity in the Calgary industrial market for the three months ending June 30, 2011. New industrial buildings under construction, sublet space, and any upcoming vacancies available for tenant occupancy/fixturing within six months are included as available inventory as they are active competition for tenants with one another.

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