



FOR SALE

INVESTMENT OPPORTUNITY

Warner Business Park Okotoks, Alberta

- Fully leased single tenant industrial property.
- Construction underway on 50,000 sq. ft. facility on 5.83 acres.
- 10 year triple net lease with Rangeland Industrial Service Ltd.



LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Kelly Carver • kcarver@barclaystreet.com • p: 403.290.0178

Jon Mook • jmook@barclaystreet.com • p: 403.616.5239

Casey Stuart • cstuart@barclaystreet.com • p: 403.828.8669

Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5

 **BARCLAY
STREET**
REAL ESTATE REALTOR
www.barclaystreet.com

PROPERTY INFORMATION

LOCATION:

Warner Business Park, Okotoks, Alberta.

The site plan yields a large outdoor yard area along the north, west and south side of the shop components of the building. Access is from the east loop road to control vehicular access into the yard area as well as parking area for office.

LEGAL ADDRESS: Lot 14, Block 3, Plan 1211552

LAND SIZE:

5.83 acres. Fully serviced except sewer, which is underway.

BUILDING SIZE:

Development and Building Permits have been issued by the MD Foothills, No. 31 for a 50,000 sq. ft. building, comprising of a 40,000 sq. ft. single storey shop and a two storey office component of 10,000 sq. ft. (5,000 sq. ft. per floor).

TENANCY:

TENANT: Rangeland Industrial Service Ltd.

TERM: 10 years

LEASE COMMENCING DATE:

Tied to substantial completion as determined by the Project Architect. Expected early Summer of 2013.

LEASE RATE:

\$14.00 per sq. ft. for years 1-5;
\$15.40 per sq. ft. for years 6-10.

OP. COSTS:

Carefree triple net lease with all operating costs are being a responsibility of a tenant.

OPTION TO RENEW:

One option to renew for a 5 year term.

ASKING PRICE:

\$10,600,000 (6.6% cap rate)

BUILDING DESCRIPTION:

BUILDING STRUCTURE:

The building structure is comprised of precast concrete insulated sandwich wall panels (loading bearing) for all the exterior walls, interior shop walls are solid precast concrete panels, with precast concrete floor panels supporting the upper floor plan of the offices, and steel roof trusses supporting a q-deck and EPDM membrane roof system. There is a 4 hour rated precast concrete fire wall separating the shop component from the office component.

LOADING:

The two shop areas, machine room and warehouse have a combined fourteen 16'x18' and two 24'x18' sunshine overhead high lift drive-in doors with clear polycarbonate panels in aluminum frames, to enable substantial natural light into the space.

GLAZING:

The windows and main entry door frames are double glazed tinted glass in thermally broken aluminum frames.

INTERIOR FINISHES:

The interior finishes are concrete finished flooring, with enhanced concrete finish for the office component. The main level is open ceiling 'industrial' for the shop operations, with finished offices along north wall.

The upper level interior finish is metal stud / gypsum wall board partitions, with exterior perimeter offices having glass sidelights and suspended t-bar ceiling system throughout.

HEATING:

The shop component has radiant tube heating with a gas fired make-up air system.

AIR CONDITIONING:

The office component is fully air conditioned with rooftop HVAC units.

CRANE SUMMARY:

North bay:

Bridge 1- 1 x 10 ton single hook

Bridge 2- 2 x 5 ton single hook

South bay:

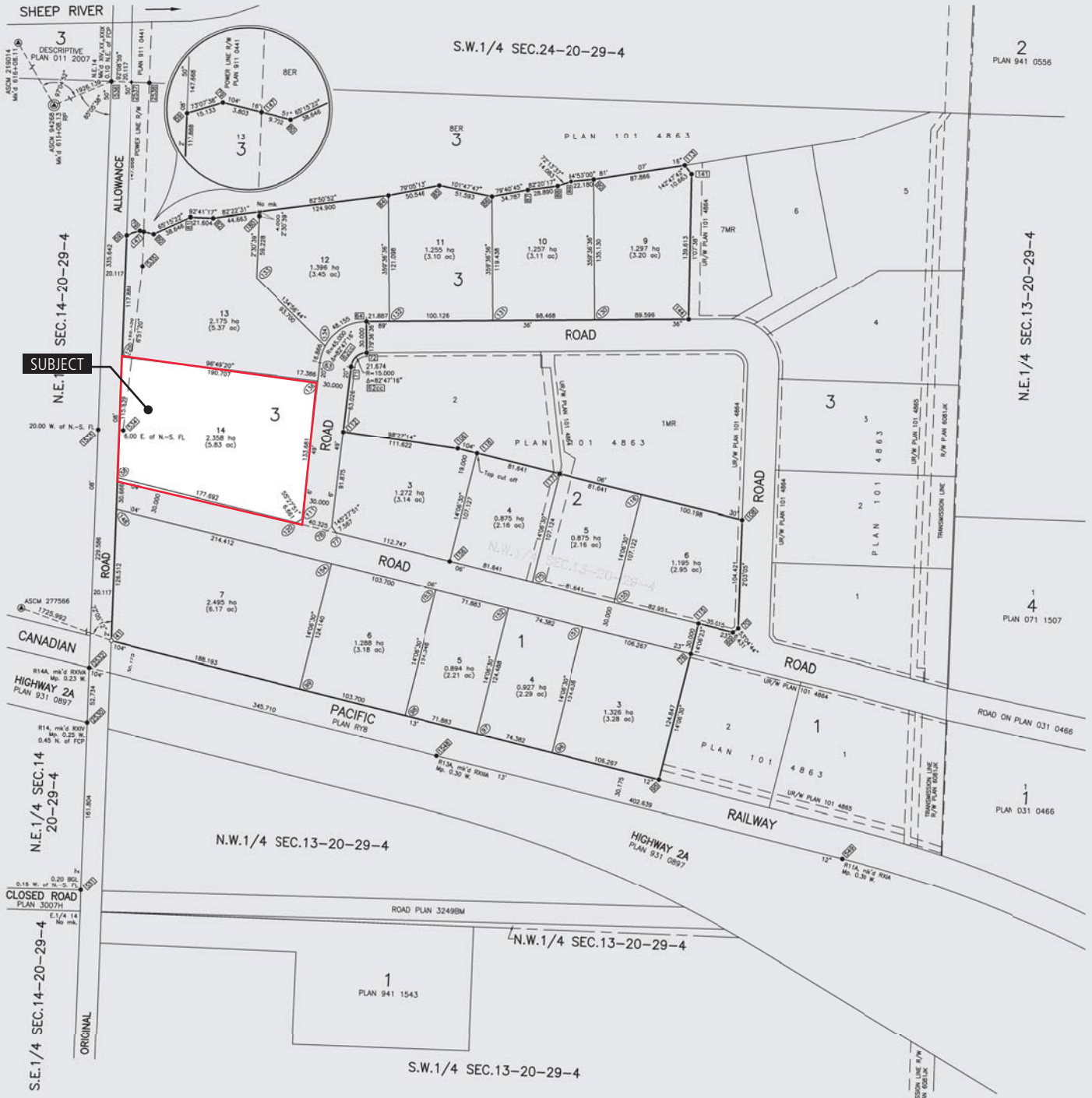
Bridge 1- 2 x 5 ton single hook

Bridge 2- 2 x 5 ton single hook

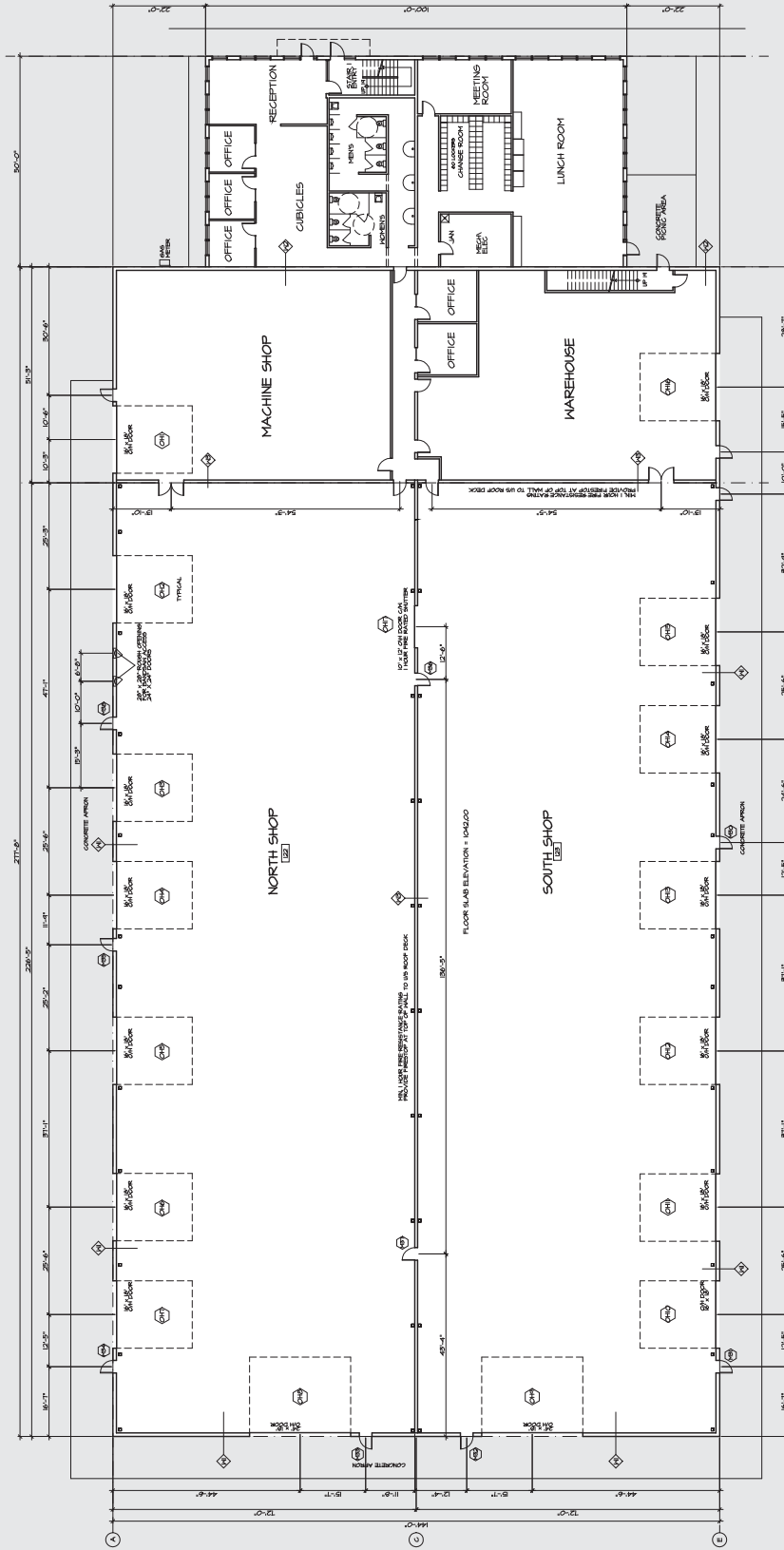
LOCATION OVERVIEW



WARNER BUSINESS PARK



FLOOR PLAN



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**LOCAL
EXPERTISE
MATTERS**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Kelly Carver • kcarver@barclaystreet.com • p: 403.290.0178
 Jon Mook • jmook@barclaystreet.com • p: 403.616.5239
 Casey Stuart • cstuart@barclaystreet.com • p: 403.828.8669

Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5

**BARCLAY
STREET**
 REAL ESTATE TCN
www.barclaystreet.com