

AIRPORT CROSSING

UP TO 25,870 SF FOR LEASE

Modern industrial facilities with prime access to major highways and Calgary International Airport

BGO Properties

Where access drives opportunity

At Airport Crossing, access is the advantage. This established industrial park offers modern, high-functioning space in one of Calgary's most connected logistics locations, with prime connectivity to Deerfoot Trail, Airport Trail NE, Stoney Trail NE, and Calgary Industrial Airport. Designed to support efficient movement and flexible operations, Airport Crossing provides businesses with the visibility, infrastructure, and access needed to serve Calgary, regional markets, and beyond.

PROPERTY HIGHLIGHTS

- Modern industrial facilities with high quality building specifications and generous loading infrastructure
- Flexible bay sizes supporting a range of industrial, distribution, service, and logistics users
- Prime access to major highways and Calgary International Airport, plus strong visibility along Deerfoot Trail
- Established industrial park with nearby amenities, transit access, airport hotels, and a strong roster of quality tenants



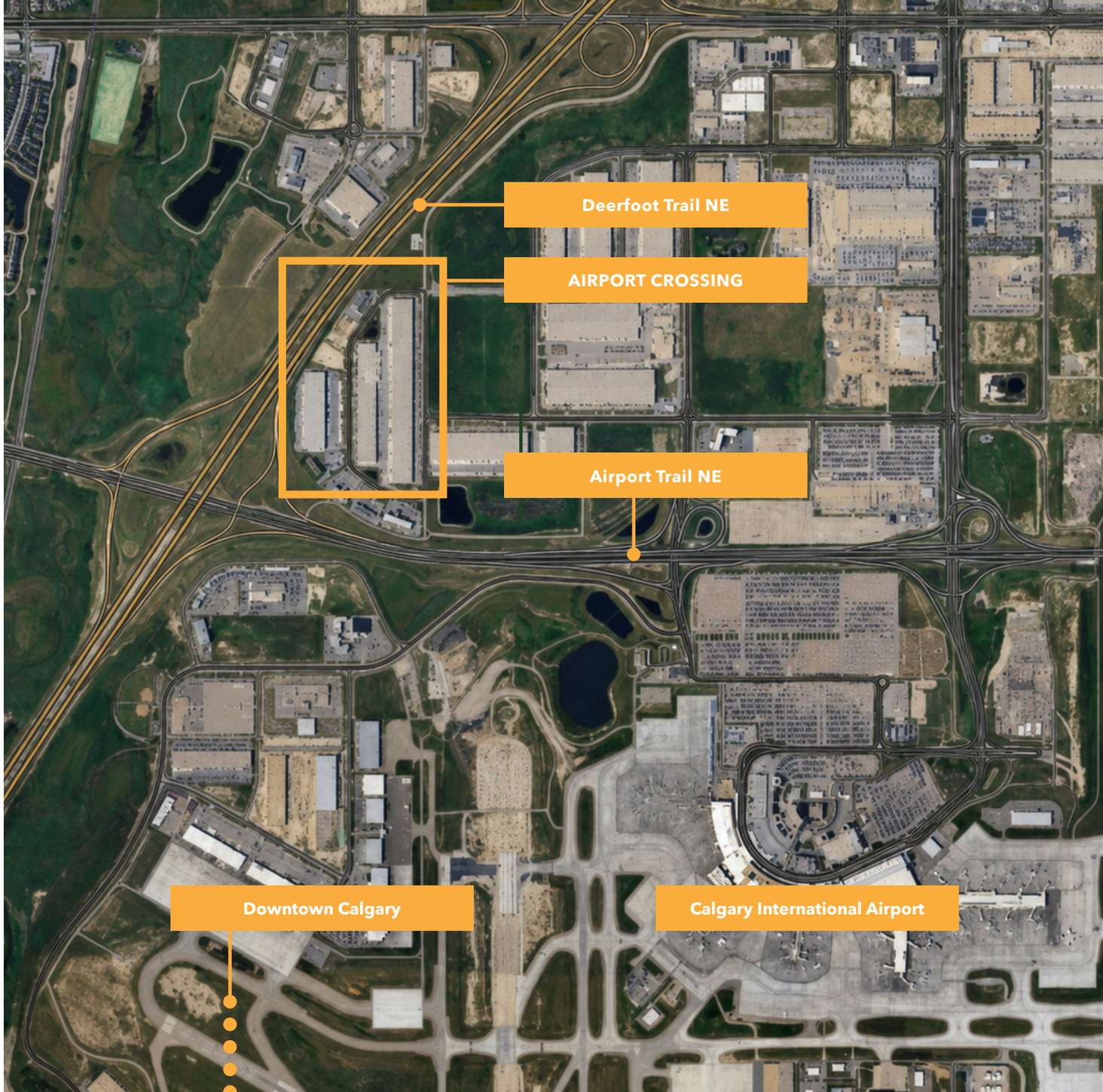
Connected to what moves business

Located at 79 Freeport Crescent NE, Airport Crossing offers tenants a highly accessible position within Calgary's airport corridor, with direct connectivity to Deerfoot Trail NE, Airport Trail NE, Stoney Trail NE, and Calgary International Airport. The property's location supports efficient movement across the city and region, while its Deerfoot Trail exposure provides strong visibility in one of Calgary's most active industrial and transportation nodes.

DISTANCE AND DRIVE TIMES

Deerfoot Trail NE	±1.0 km	±2 minutes
Airport Trail NE	±1.5 km	±3 minutes
Calgary International Airport	±4.5 km	±7 minutes
Barlow Trail NE	±5.0 km	±8 minutes
Stoney Trail NE	±7.5 km	±9 minutes
Downtown Calgary	±17.0 km	±20 minutes

EXPLORE THE AMENITIES NEAR AIRPORT CROSSING



Building 1 - Unit 24

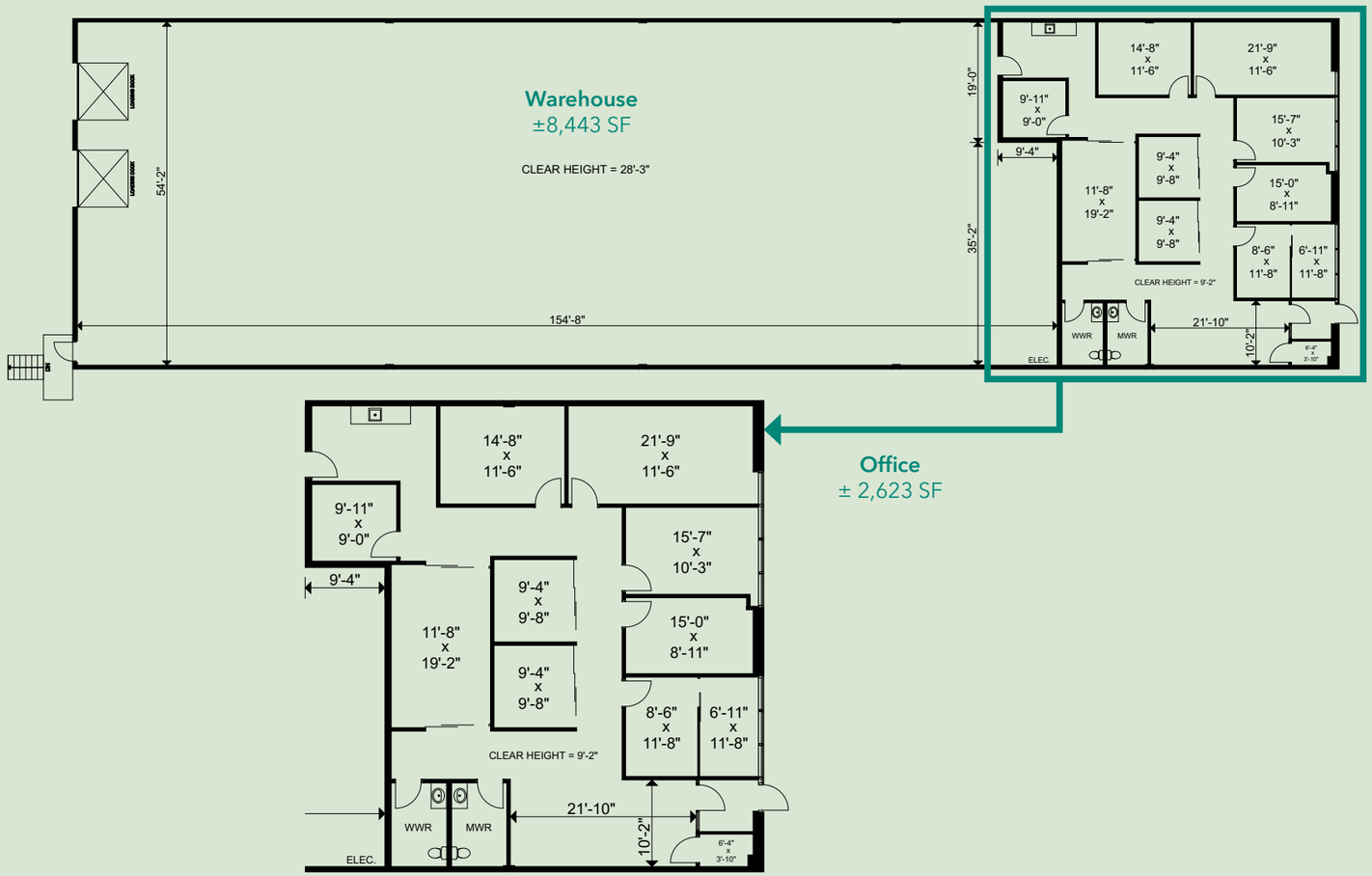
±11,111 SF



SPECIFICATIONS	
ADDRESS	10221 – 15th Street NE, Calgary, AB
AVAILABILITY	October 1, 2026
TERM	5 years
TOTAL AVAILABLE SPACE	± 11,111 SF
OFFICE	± 3,097 SF
OFFICE BUILD-OUT	10 offices, 13'x18' boardroom, reception, kitchen, 3 washrooms
WAREHOUSE	± 8,014 SF
CERTIFICATION	LEED Canada
ZONING	IG General Industrial
DOCK DOORS	2
DRIVE-IN DOOR	1 (12'W x 14'H)
LOADING AREA	Fenced
LIGHTING	(Office) LED flat panels (Warehouse) LED fixtures
CLEAR HEIGHT	(Warehouse) 28' clear
SPRINKLERS	ESFR
ELECTRICAL	TBV
HVAC	Make-up air unit
FLOOR STRUCTURE	6" concentrated load capacity of 7,500 lbs
PARKING	Common stalls for the building
ASKING RATE	Inquire with broker
ADDITIONAL RATE	$6.53 PSF (2026 estimate)

Building 1 - Unit 38

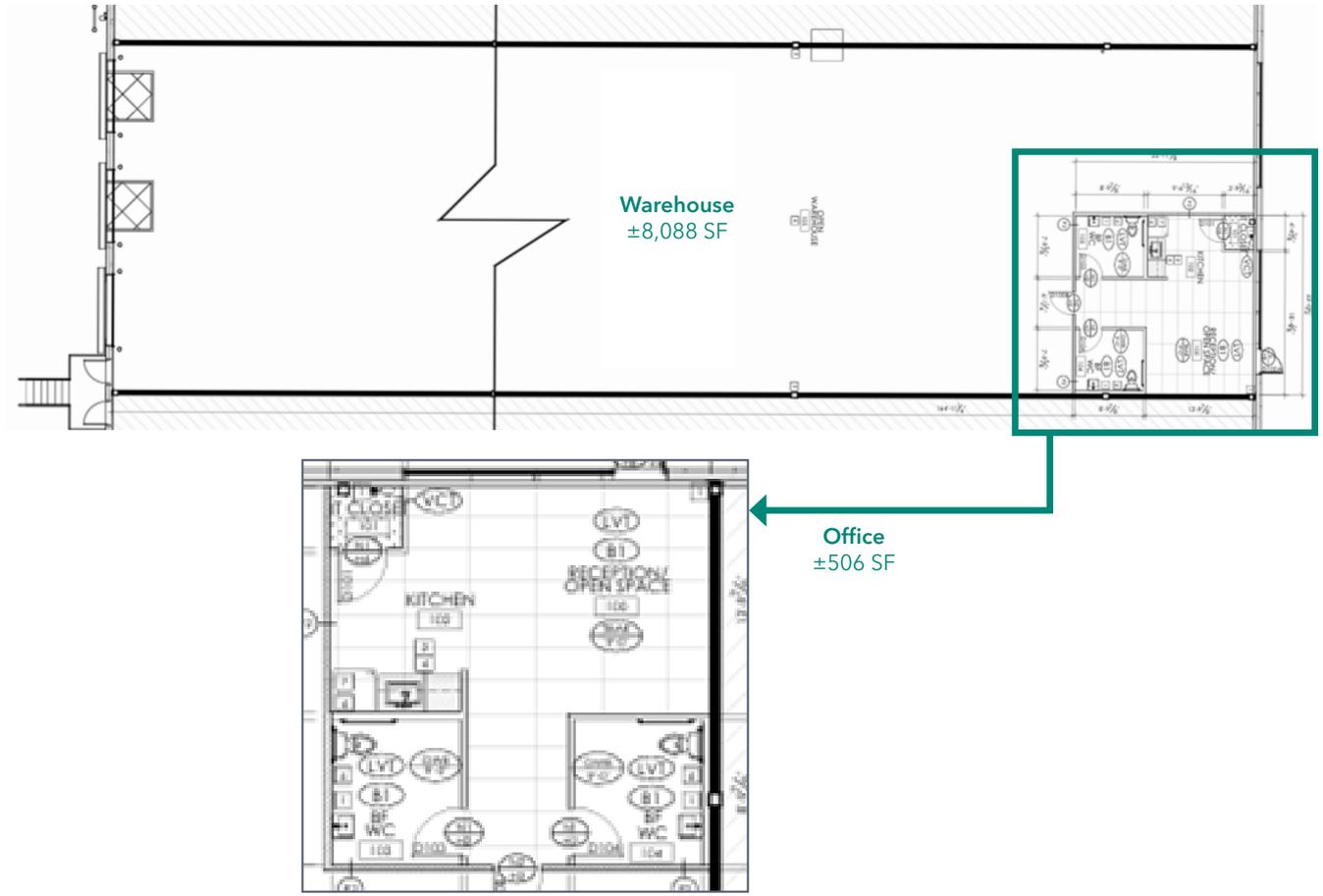
±11,066 SF



SPECIFICATIONS	
ADDRESS	10221 – 15th Street NE, Calgary, AB
AVAILABILITY	February 1, 2027
TERM	5 years
TOTAL AVAILABLE SPACE	±11,066 SF
OFFICE	± 2,623 SF
OFFICE BUILD-OUT	8 offices, vestibule, kitchen area, 2 washrooms
WAREHOUSE	± 8,443
CERTIFICATION	LEED Core and Shell (version 2009)
ZONING	IG General Industrial
DOCK DOORS	2 (with levelers)
LIGHTING	(Office) Fluorescent (Warehouse) LED 2x4 fixtures
CLEAR HEIGHT	(Warehouse) 28’
SPRINKLERS	ESFR
COLUMN GRID	200’D x 55’W
ELECTRICAL	225 Amps, 240 Volts (TBV)
FLOOR STRUCTURE	6” concentrated load capacity of 7,500 lbs
PARKING	Common Stalls for the building
ASKING RATE	Inquire with broker
ADDITIONAL RATE	$6.53 PSF (2026 estimate)

Building 3 - Unit 25

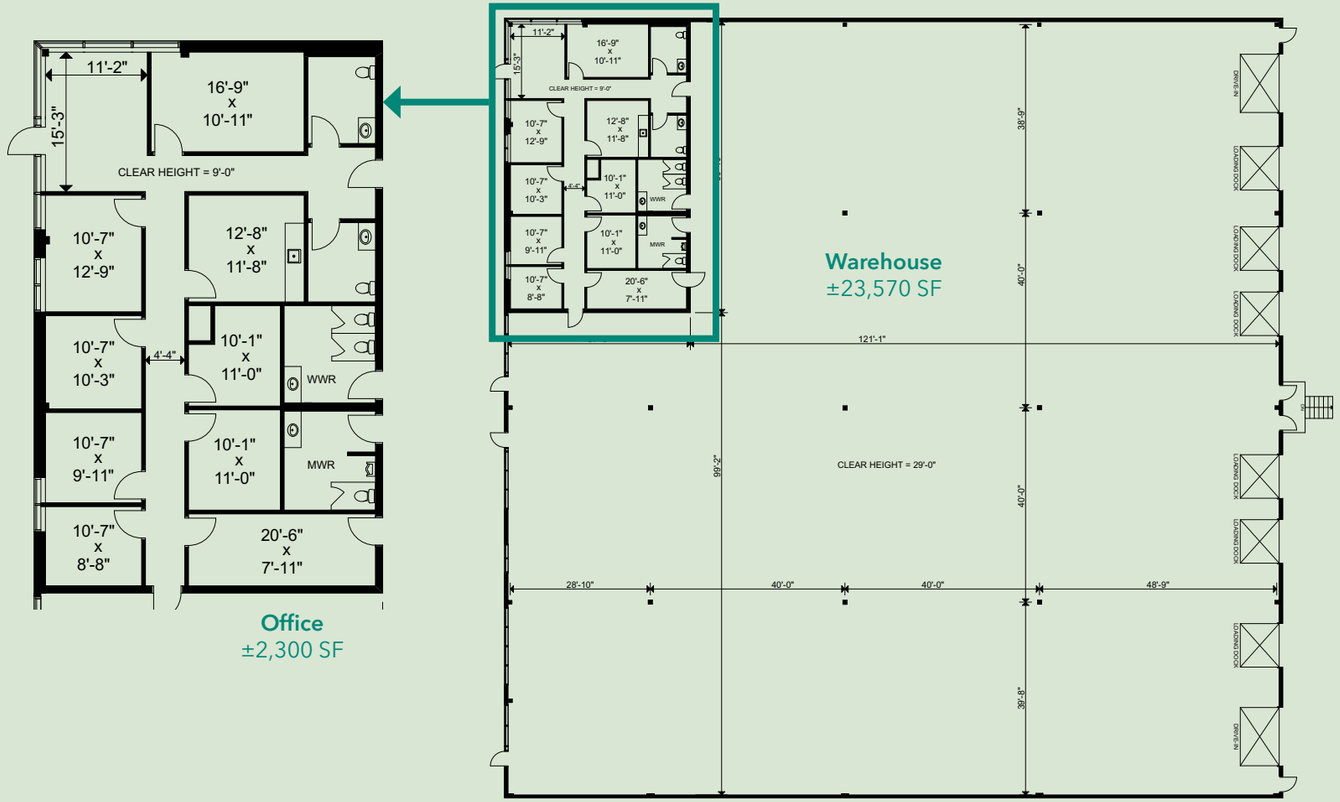
±8,594 SF



SPECIFICATIONS	
ADDRESS	10099 – 15th Street NE, Calgary, AB
AVAILABILITY	February 1, 2027
TERM	5 years
TOTAL AVAILABLE SPACE	±8,594 SF
OFFICE	± 506 SF
OFFICE BUILD-OUT	2 washrooms, open area, IT closet. (Ability to add additional offices with windows).
WAREHOUSE	± 8,088 SF
CERTIFICATION	LEED Core and Shell (version 2009)
ZONING	IG General Industrial
DOCK DOORS	3 dock (2 with levelers)
LIGHTING	LED
CLEAR HEIGHT	(Warehouse) 28’
SPRINKLERS	ESFR
COLUMN GRID	190’D x 45’W
ELECTRICAL	200 Amps, 600 Volts (TBV)
FLOOR STRUCTURE	7” concentrated load capacity of 9,200 lbs
PARKING	Common Stalls for the building
ASKING RATE	Inquire with broker
ADDITIONAL RATE	$6.23 PSF (2026 estimate)

Building 4 - Unit 54

±25,870 SF



SPECIFICATIONS	
ADDRESS	56 Freeport Crescent NE, Calgary, AB
AVAILABILITY	February 1, 2027
TERM	5 years
TOTAL AVAILABLE SPACE	±25,870 SF
OFFICE	±2,300 SF
OFFICE BUILD-OUT	15 offices, boardroom, operations office, reception, kitchen, 4 washrooms
WAREHOUSE	+23,570 SF
CERTIFICATION	LEED Core and Shell
ZONING	IG General Industrial
DRIVE-IN DOORS	2 ramped loading doors, 12'x14'
DOCK DOORS	6
LIGHTING	(Office) LED flat panels (Warehouse) LED fixtures
CLEAR HEIGHT	(Warehouse) 29' clear (TBV)
SPRINKLERS	ESFR
ELECTRICAL	400 Amps, 240 Volts (TBV)
FLOOR STRUCTURE	6" concentrated load capacity of 7,500 lbs
PARKING	Common stalls for the building
ASKING RATE	Inquire with broker
ADDITIONAL RATE	$7.33 PSF (2026 estimate)

An industrial business hub powered by people

Calgary offers a compelling environment for businesses looking to establish or expand an industrial base, combining strong regional connectivity with access to a growing and work-ready labour market. Population growth is complemented by high labour force participation and a strong concentration of workers in trades, transport, sales, and service occupations. With proximity to Calgary International Airport, major highway infrastructure, and established northeast industrial nodes, Airport Crossing is well positioned to support companies seeking efficient operations, scalable workforce access, and long-term business growth.

1,788,987
Total population in Calgary, representing a 17.1% growth from 2020

$163,670
Average household income, projected to increase to $188,928 over the next five years

91.8%
Percentage of the labour force that is estimated to be employed for the current year

38 years
Median age in Calgary, projected to be 39.2 years from now

Top occupational categories
Sales and service (15.8%),
Business finance administration (13.8%)
Trades, transport, operators (11.8%)



Source: Environics Analytics Envision

Professionally managed, expertly executed

BGO Properties

PROPERTY MANAGEMENT

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 430 properties under our management representing over 66.5 million square feet of commercial and residential property (as of March 31, 2026), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 940 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

BGO Properties is the Canadian real estate property management and leasing division of BentallGreenOak (Canada) Limited Partnership. BGO is a global real estate investment management advisor, real estate lender, and globally recognized provider of real estate services. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.



Sun Life

OWNERSHIP

Sun Life is a leading financial services company that helps our Clients achieve lifetime financial security and live healthier lives. We have been honoring our commitments since 1865, and our future continues to look brighter every day. Sun Life serves millions in Canada, the U.S., Asia, the U.K. and other parts of the world through a diverse range of protection and wealth products and services. Sun Life Assurance Company of Canada consistently receives outstanding financial strength ratings from the global rating agencies, such as A.M. Best Company, Standard & Poor's, and Moody's.

Secure your next space

DARCY PAYNE
Senior Manager, Leasing
+1 403-200-9446
darcy.payne@bgo.com

bgoproperties.com

BentallGreenOak (Canada) Limited Partnership

BGO Properties