

# Building I



Oxford Airport Business Park is a brand new distribution and warehouse facility conveniently located at the gateway to Calgary International Airport. Comprising over 4M sq ft, this flagship commercial master plan will include office, hotel and amenity retail space. Consider moving your business to this premium address and enjoy innovative, efficient design.

## Space highlights

**8.72 AC site area**

**167,667 SF building size**

**28' clear ceiling height**

## Building specifications

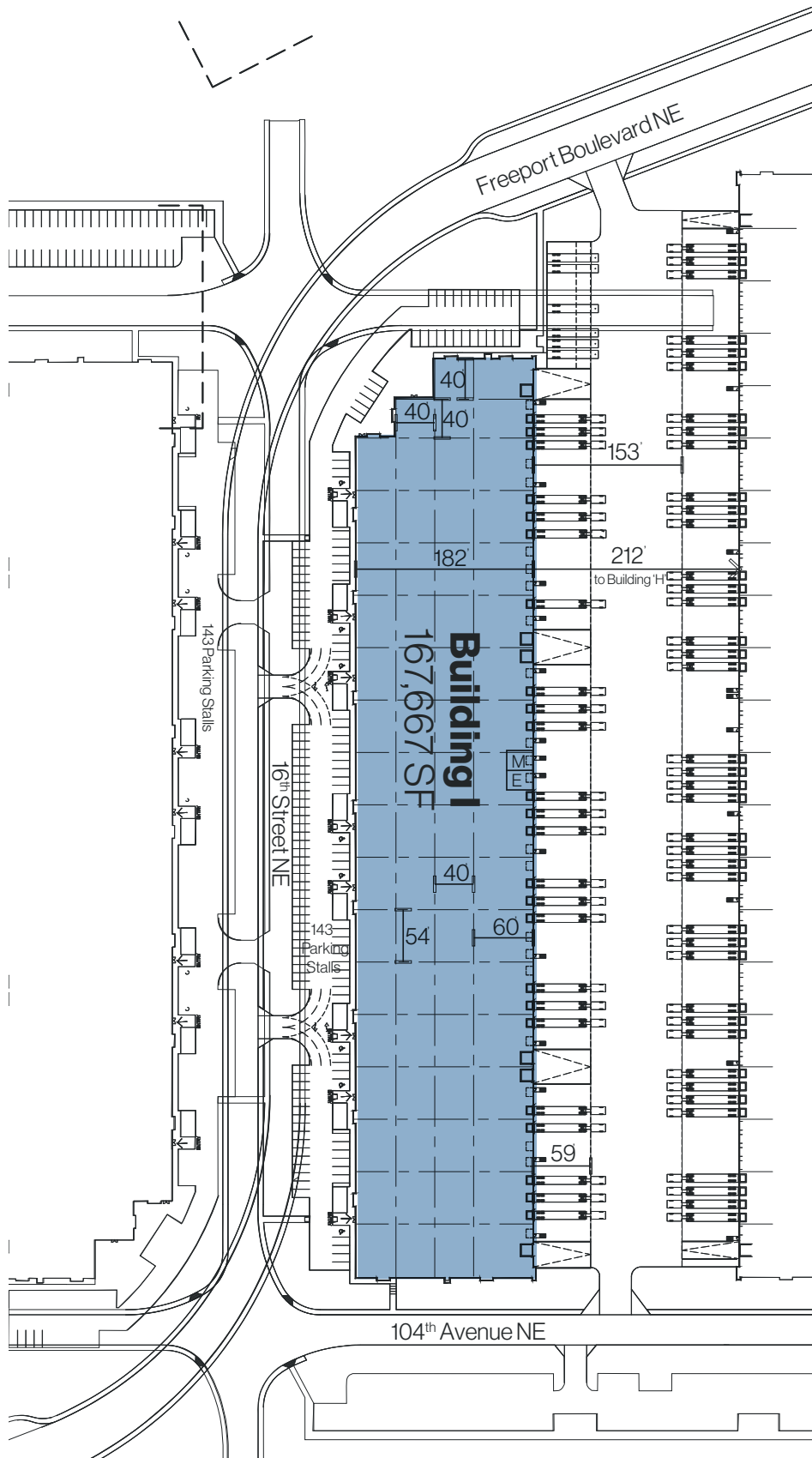
- IG zoning
- 54' x 40' (60' depth at staging bay) typical column grid
- 180' building depth
- 24 dock doors c/w 40,000 lbs pneumatic levelers, 6 ramped grade
- \$3.74 PSF additional rent
- 6" reinforced floor slab with 25 kg/m<sup>3</sup> steel fibers and 9,200 lbs. pt. load
- Power: 2000A, 47/600V, 3 phase
- T5HO lighting c/w motion sensors
- ESFR sprinklers
- Market lease rate



# Oxford Airport Business Park

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Oxford Airport Business Park Building I: 1610 - 104 Avenue NE, Calgary, Alberta



NORTH

**Site legend**

- Dock door
- Future dock door
- Drive-in door
- Scale - N.T.S.

- Available
- Leased