

[Previous Story](#)

[Next Story](#)

Article rank | 28 May 2015 | Calgary Herald | *DAVID PARKER David Parker appears Tuesday, Thursday and Friday. Read his columns online at calgaryherald.com/business. He can be reached at 403- 830- 4622 or by e- mail at info@ davidparker. ca*

Industrial real estate remains in demand

Things may be a little quiet right now with commercial real estate downtown, but there doesn't seem to be any slowdown in industrial real estate activity.



Jon Mook and Casey Stuart are executive vice- presidents with the industrial leasing and sales division at Barclay Street Real Estate.

Two of the busiest agents are Jon Mook, executive vice- president industrial leasing and sales at Barclay Street Real Estate, and his colleague, Casey Stuart, who work out of the suburban office on 106th Ave S. E.

Many of their properties are located east of the city limits in Rocky View County, an area that continues to draw attention due to its ease of access to the Stoney Trail ring road and the fact there is so little available land for owner- users within the city.

Fulton Industrial Park is a 210- hectare development east of Calgary off Highway 22X on TWP Road 230 and Range Road 280. It's 10 minutes from Stoney Trail and fronts the Canadian Pacific main line, within the intermodal switching zone.

Through Mook and Stuart, owner Resland Development of Edmonton has sold about five hectares to Myshak Crane and Rigging and another six hectares to Whissell Contracting. Both companies are moving out of Calgary to take advantage of lower property taxes and no business tax.

Only four lots remain available in the 28- hectare first phase of the 120- hectare Point Trotter Industrial Park between 68th Street S. E. and Stoney Trail that's marketed by Walton International Group. The City of Calgary has 24 lots within Phase 1 that will become available but have not yet been released.

Mook and his team have some long- standing clients that continually present him with interesting challenges. Warwick Structures Group is a consolidation of three companies relocating to three new buildings in a Beedie Development site in Remington Development's Frontier Industrial Park. They give Warwick a total of 119,115 square feet on a 16-

hectare site.

As a result of the union, Mook has four buildings to sublease, all in the industrial southeast sector of the city. The largest is 138,800 square feet of two- storey office and crane- serviced manufacturing space, plus a yard on about 5.5 hectares along 84th Street S. E.

Another 54,248 square feet that includes two shops and a 6,500- square- foot office is available along 52nd Street S. E. Also available is 32,000 square feet on 1.6 hectares, with two floors of office and a 24,000- square- foot shop with two 7.5- ton cranes on 84th Street S. E. and another 19,288- square- foot office/ warehouse complex on 59th Avenue S. E.

Also in the southeast quadrant, Enerflex has moved back into the building it constructed but sold to Surefire in 2011. The 312,369 square feet became available again and Enerflex made the decision to relocate its three divisions to the attractive building that gives good exposure to Peigan Trail and 52nd Street S. E.

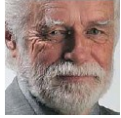
Mook and Stuart have added three of its buildings in the northeast, two for sale and one as a sub- lease.

On 34th Street N. E. is a freestanding industrial building with two floors of quality office and a service facility with nine cranes totalling 76,345 square feet. Another 15,000- square- foot office and shop on 11th Street N. E. and a 19,200- square- foot office/ shop/ warehouse for sub- lease along Freeport Boulevard close to the airport.

There are challenges, but Mook says industrial continues to outpace other commercial real estate sectors today.

NEWS AND NOTES

Margaret Trudeau will be in town on Friday, June 12, to make a presentation on water as honorary president of WaterAid Canada. The event is being hosted by Rahim Lakhoo, president of Coastal Resources, at the Aloft by W on Banff Trail N. W.



Clearwater Marketing Group has added an interesting client to its growing roster. It's working with Bloom Cultivation, one of the country's first commercial marijuana growers positioned to move into a building in the Foothills Industrial Park. The Calgary agency will complete a positioning and brand strategy followed by print design and digital, including website development supported by a full content marketing strategy.

This article was shared by a user of PressReader - an online source of publications from around the world. PressReader contains copyrighted material, trademarks and other proprietary information. Receipt of this article should not be interpreted as grant of any licenses express or implied, to the intellectual property of PressReader or publishers of publications presented. PressReader - Connecting People Through News PressReader, 200-13111 Vanier Place, Richmond BC V6V 2J1, Canada Phone: +1 604 278 4604 © 2003-2015 NewspaperDirect Inc. dba PressReader. All rights reserved. Terms of Use: http://www.pressdisplay.com/pressdisplay/showlink.aspx?pageid=ins_terms Privacy Policy: http://www.pressdisplay.com/pressdisplay/showlink.aspx?pageid=ins_privacy

[Previous Story](#)

[Next Story](#)