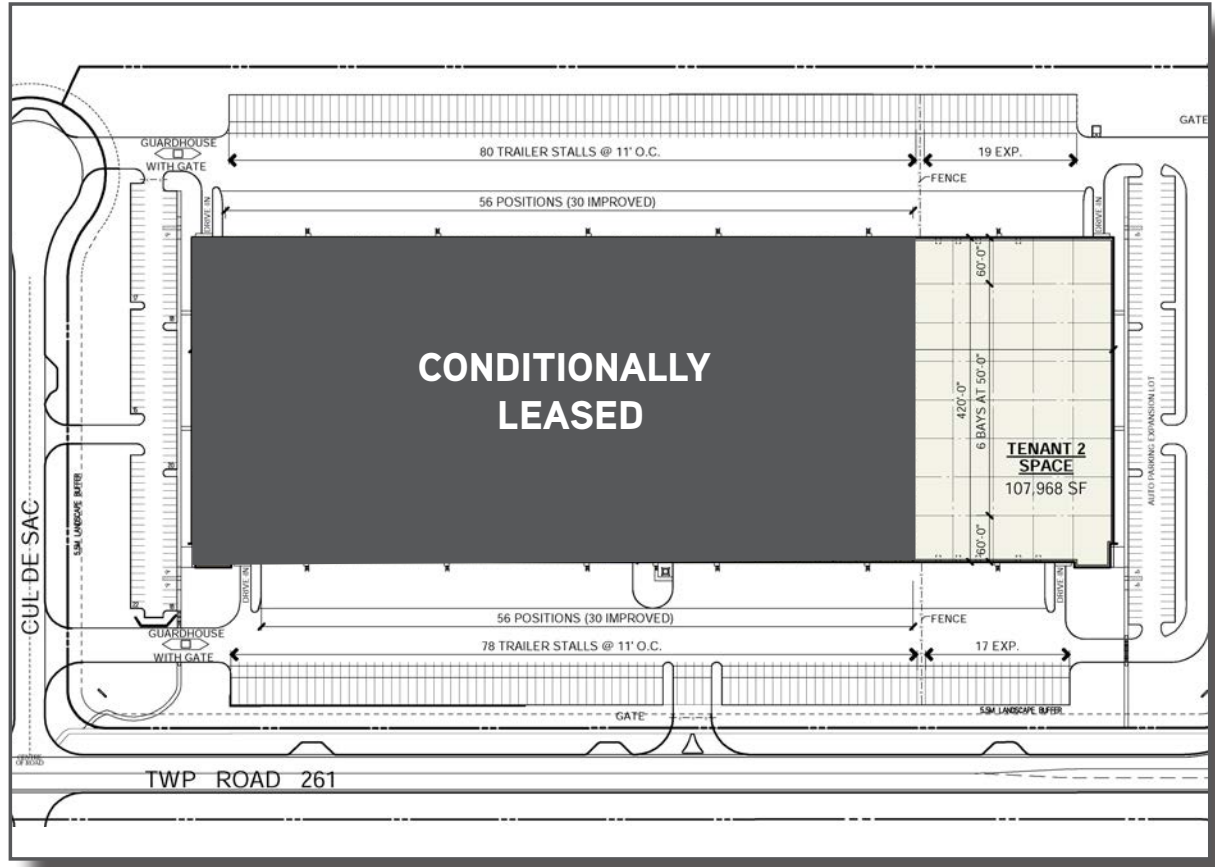


# ±107,000 SF LEASE OPPORTUNITY

## BUILDING 1

Site Area:	±30 Acres
Total Building Area:	±502,933 SF
Remaining Area:	±107,968 SF
Office:	To suit
Column Grid:	52' x 50' with 60' staging bays
Clear Height:	32' Clear
Loading Doors:	To suit - Cross-dock capability
Lighting:	T5 HO
Sprinkler:	ESFR
Power:	2000 Amp; 600 Volt
Parking:	228 stalls
Trailer Stalls:	196 stalls
Lease Rate:	Market
Op. Costs:	\$2.07 PSF (Est. 2015)
Availability:	Q1 2016

- Comments:**
- Class "A" industrial facility
  - On-site secured trailer parking
  - 60' marshalling area
  - 60' concrete apron
  - 40,000 lb dock levellers
  - T5 lighting with sensors



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±107,000 SF LEASE OPPORTUNITY



ABOUT THE PARK

- Located only 5 minutes from Stoney Trail (Calgary Ring Road) via Highway 261 and Dwight McLellan Trail, and only 7 minutes to Highway 2 via Highway 566
- Situated just 10 minutes to Calgary International Airport, 25 minutes to Downtown Calgary, 15 minutes to CN Intermodal Terminal, and 30 minutes to CP Intermodal Terminal
- High Plains Industrial Park is home to Sobeys' 1.3 million square foot distribution centre, and Gordon Food Services' 275,000 square foot distribution centre; the immediate surrounding areas in Rocky View County are home to other logistics leasers including Walmart (approx. 1 million square feet) and Pratt's Food Service
- Excellent access to amenities at Cross Iron Mills Shopping Centre
- Land available to purchase with outside storage capabilities

TAX BENEFITS

No business tax and low property tax means High Plains Industrial Park offers substantial savings. 2015 Property Taxes are estimated to be approximately ±50% lower when compared to the City of Calgary.



	FEATURE SITE		SOLD		OLDS RESEARCH CENTRE
	AVAILABLE		OPTION LAND		MAINTENANCE LOT

\* LOT AREAS AND CONFIGURATIONS ARE FLEXIBLE AND MAY BE CHANGED BASED ON USER NEEDS.

\* ROAD PLANS AND CUL-DE-SAC LENGTHS MAY BE CHANGED BASED ON LOT CONFIGURATIONS.