

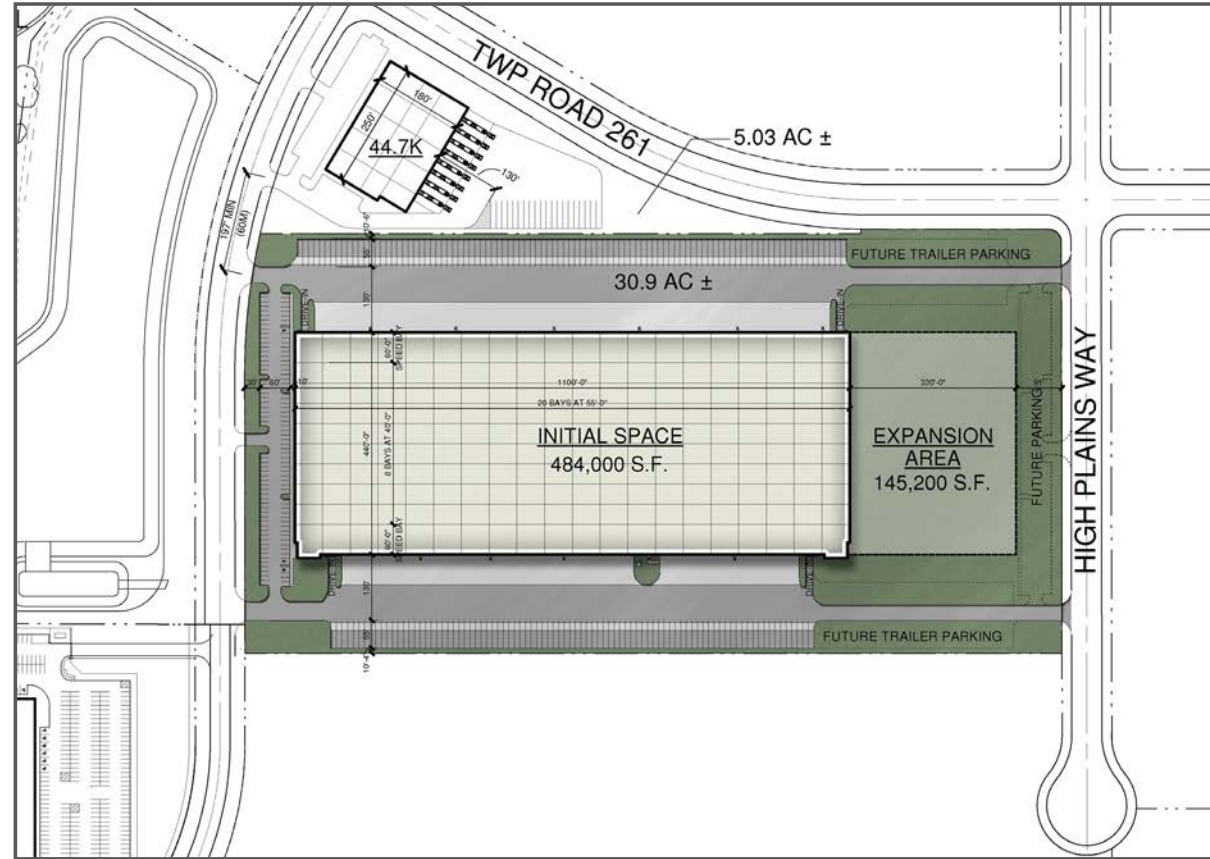


±484,000 SF LEASE OPPORTUNITY

BUILDING 2

Site Area:	± 30.9 Acres	
Building Area:	Initial Building Space:	484,000 SF
	Expansion Area:	145,200 SF
	Total Available Area:	629,200 SF
Office:	To suit	
Column Grid:	40' x 55' with 60' staging bays	
Clear Height:	32' Clear	
Loading Doors:	To suit	
Lighting:	T5 HO	
Sprinkler:	ESFR	
Power:	2000 Amp; 600 Volt	
Parking:	Car Parking Provided:	117
	Expansion Car Parking:	121
Trailer Stalls:	Trailer Parking Provided:	187
	Expansion Trailer Parking:	65
Lease Rate:	Market	
Op. Costs:	\$2.07 PSF (Est. 2015)	
Availability:	Q1 2017	

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



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INDUSTRIAL
SERVICES TEAM

±484,000 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.