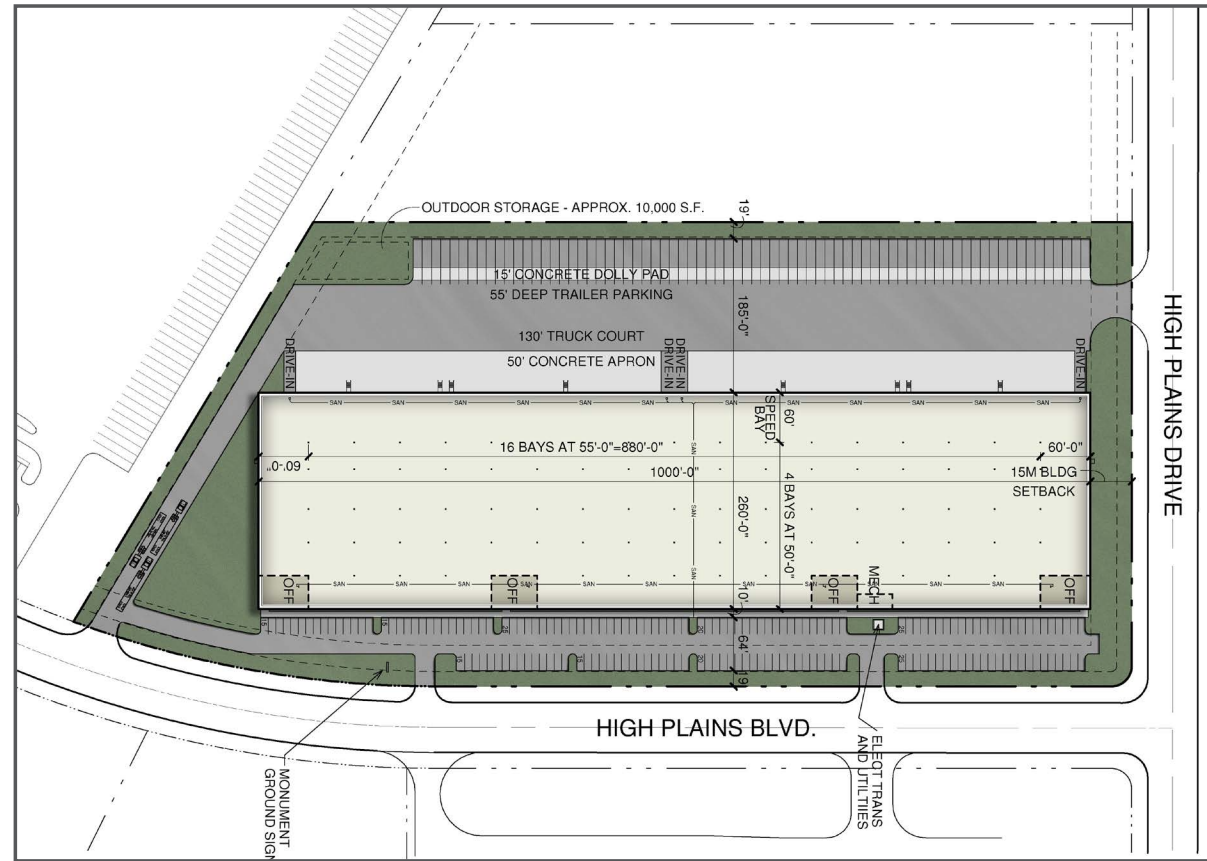


±260,000 SF LEASE OPPORTUNITY

BUILDING 3

Site Area:	±14.44 Acres
Building Area:	±260,000 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:	TBD
Parking:	175 stalls
Trailer Stalls:	74 stalls
Lease Rate:	Market
Op. Costs:	TBD
Availability:	Q1 2017
Comments:	<ul style="list-style-type: none"> • Class "A" industrial facility • On-site outdoor storage (±10,000 SF) • Trailer parking concrete dolly pad • 55' deep trailer parking • 50' concrete apron



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INDUSTRIAL
SERVICES TEAM

±260,000 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's 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.