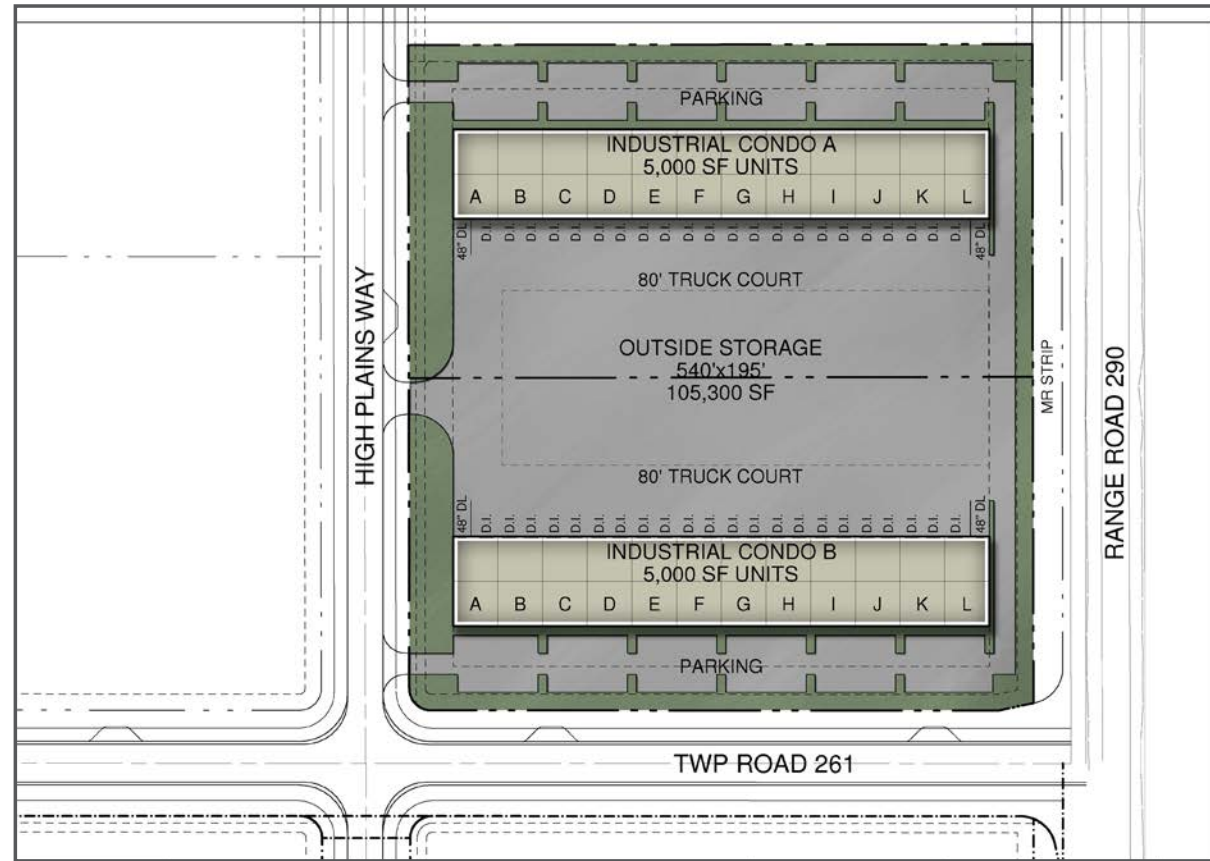


# CONDO PURCHASE OPPORTUNITY

## INDUSTRIAL CONDOS

Site Area:	11.9 Acres
Building Area:	60,000 SF per phase
Office:	To suit
Unit Size:	5,000 SF (12 units per phase)
Clear Height:	28' Clear
Loading Doors:	2 drive-in per interior bay 1 drive-in, 1 dock per end bay
Lighting:	T5 HO
Sprinkler:	ESFR
Power:	2000 Amp, 600 Volt
Parking:	Double row at front
Yard Area:	±4,388 SF per unit
Price:	Market
Condo Fees:	TBD
Availability:	Q1 2017

- Comments:**
- Rare condo purchase opportunity in Balzac market
  - Storage yards can be purchased separately
  - Ample truck depth with mix of dock and drive-in loading



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— [INDUSTRIAL] —  
SERVICES TEAM

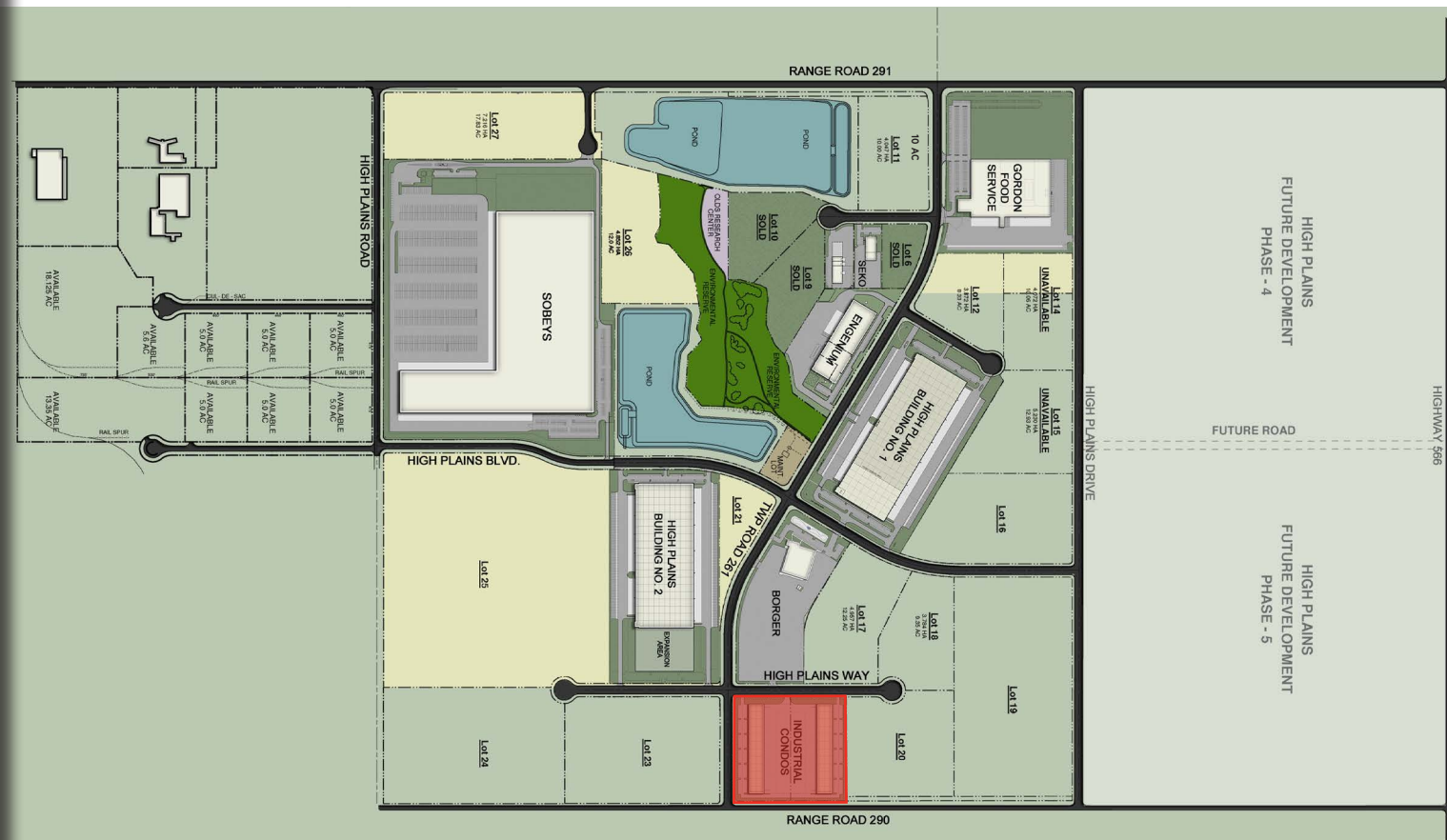
# CONDO PURCHASE OPPORTUNITY



## 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.