

**FOR
LEASE**

HIGH PLAINS BUILDING 2

HIGH PLAINS INDUSTRIAL PARK

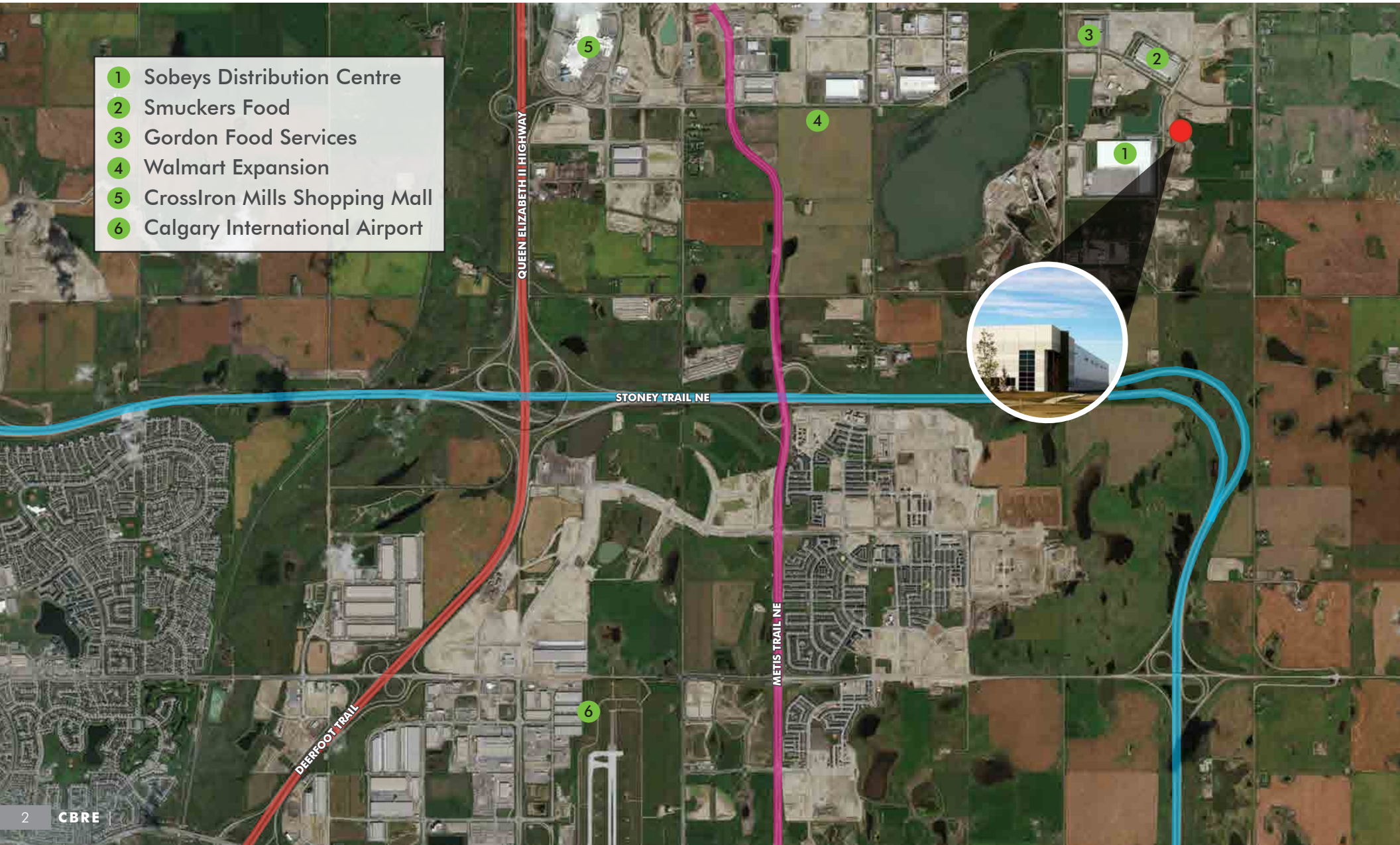
BALZAC, ALBERTA



CBRE

LOCATION HIGHLIGHTS

- 1 Sobeys Distribution Centre
- 2 Smuckers Food
- 3 Gordon Food Services
- 4 Walmart Expansion
- 5 CrossIron Mills Shopping Mall
- 6 Calgary International Airport



KEY FEATURES

INITIAL RENTABLE AREA

418,346 SF

FUTURE EXPANSION

185,760 SF

SITE AREA

+/- 24.66 acres

LOADING

Grade doors (12'x14')
Dock doors (9'x10')

LIGHTING

LED light fixtures on
motion sensors

COLUMN SPACING

51'8" x 54'0"
60' staging bays

CLEAR HEIGHT

36'

TRAILER PARKING

Initial: 80 stalls
Expansion: 70 stalls
Total Available: 150 stalls

AUTO PARKING

210 stalls

POWER

2000 amp, 347/600 volt
3 phase 4 wire

SPRINKLERS

ESFR

LEASE RATE

Market

OPERATING COSTS

\$1.80 per sq. ft.
(Fully assessed)

AVAILABILITY

Q3 2018



High Plains offers excellent access to nearby transportation networks, a strong local labour force and local amenities at Crossiron Mills Shopping Centre

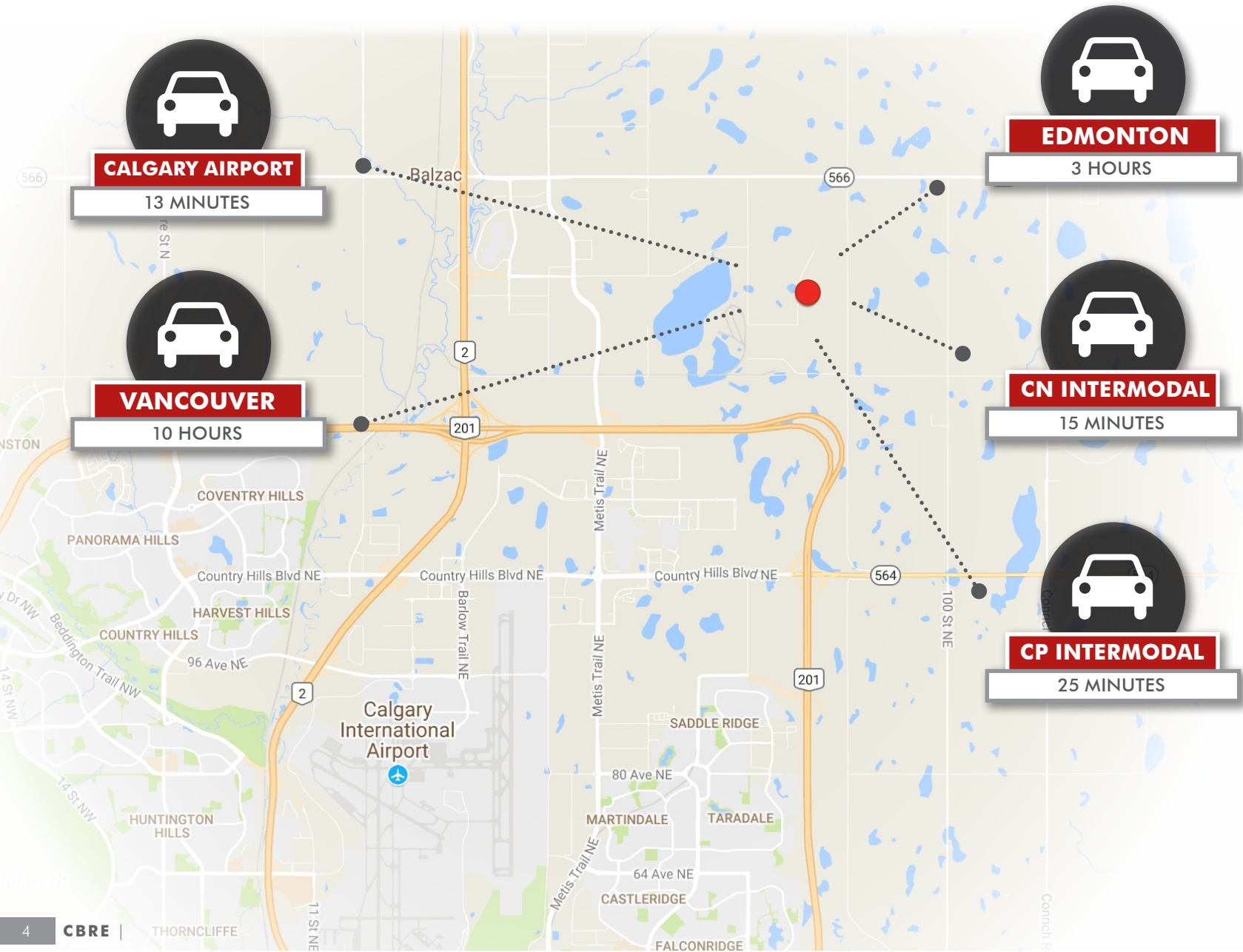


No business tax and low property tax means High Plains Industrial Park Offers substantial savings, +/- 50% lower when compared to the City of Calgary



"A" Class dual-load distribution centre facility strategically located just north of Calgary city limits in Rocky View County

LOCATION HIGHLIGHTS



LOCATED IN
THE GEOGRAPHIC
CENTRE OF
WESTERN CANADA.

HIGH PLAINS INDUSTRIAL PARK

Bentall Kennedy



Bentall Kennedy is one of the largest global real estate investment advisors and one of North America's foremost providers of real estate services. Bentall Kennedy serves the interests of more than 550 institutional clients with expertise in office, retail, industrial and multi-residential assets throughout Canada and the U.S. Bentall Kennedy's Investment Management group has approximately \$46 billion (CAD) of assets under management. One of the largest Real Estate Services providers in Canada, managing 58 million square feet on behalf of third-party and investment management clients.

Widely recognized as a highly disciplined fiduciary, Bentall Kennedy acts for prominent public, multi-employer and corporate pension funds, life insurance companies, endowments, foundations and trusts, high net worth families and sovereign wealth funds.

Highfield Investment Group



Highfield Investment Group is the owner and developer of the High Plains Industrial Park. Highfield specializes in the acquisition, planning, zoning, entitlement and construction of both industrial and residential parks throughout the greater

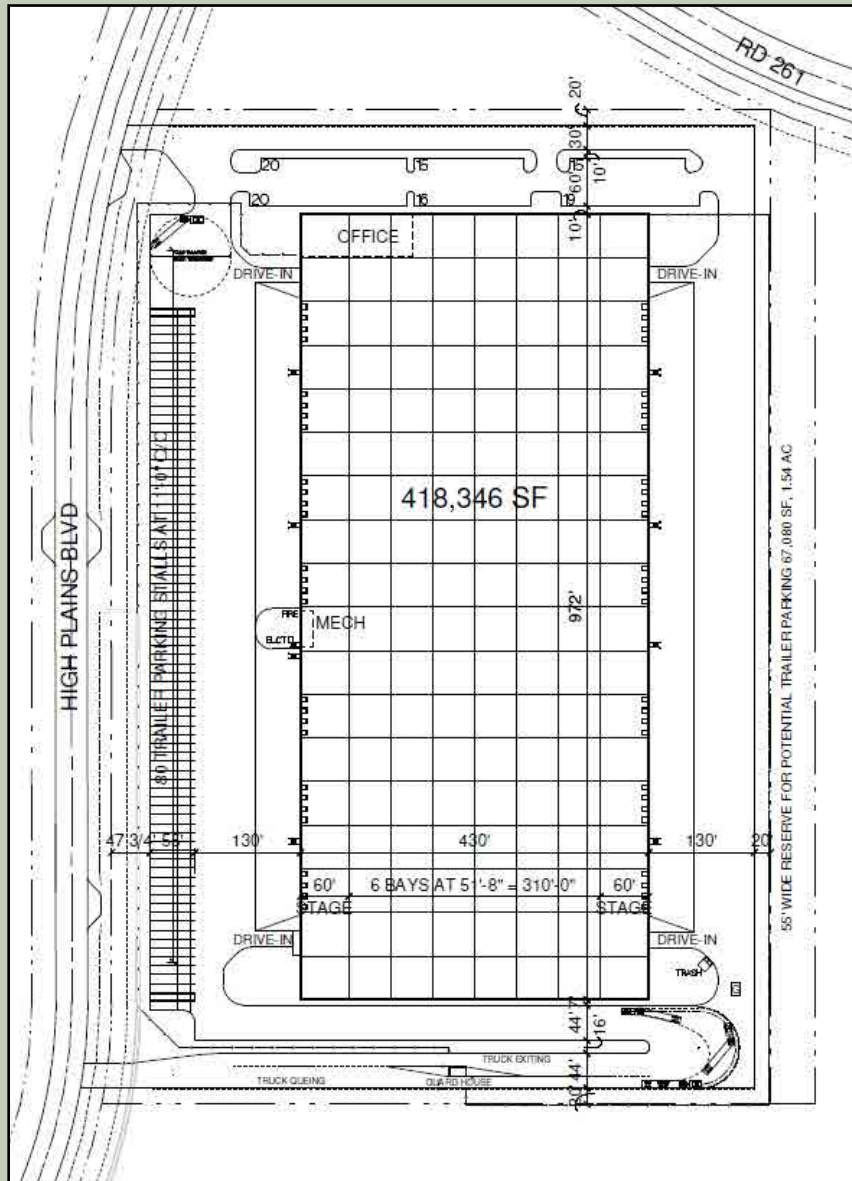
Calgary area. Additionally, through its partnership with Highwood Development LLC, the High Plains Industrial Park development team offers over thirty years of industrial development experience totaling over 50 million square feet of industrial projects throughout Canada and the United States.

CBRE Limited



CBRE provides a complete range of commercial real estate brokerage services for tenants and property owners. Supported by unparalleled market research and analysis, and the industry-specific expertise of our specialty services groups, each transaction is approached strategically, combining local knowledge with global reach. With more than 75,000 employees, CBRE is the largest commercial real estate services and investment firm in the world, and has been included in the Fortune 500 since 2008. The CBRE Industrial Team brings a highly skilled and knowledgeable group with a Calgary market leading reputation to the High Plains Industrial Park.

PLANS



CBRE INDUSTRIAL SALES & LEASING

For more information, please contact:

IAIN FERGUSON

Executive Vice President
+1 403 750 0803
ian.ferguson@cbre.com

LUKE HAMILL

Senior Sales Associate
+1 403 294 5707
luke.hamill@cbre.com

CAMERON WOODS

Sales Representative
+1 403 303 4562
cameron.woods@cbre.com

BLAKE ELLIS

Sales Representative
+1 403 750 0519
blake.ellis@cbre.com

EVAN RENWICK

Sales Representative
+1 403 750 0807
evan.renwick@cbre.com

ZOE BRODA

Client Services Coordinator
+1 403 750 0534
zoe.broda@cbre.com

CBRE LIMITED
500, 530 8 AVENUE SW
CALGARY AB T2P 3S8
T +1 403 263 4444
F +1 403 269 4202

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.