FOR LEASE

BUILDING 7

HIGH PLAINS INDUSTRIAL PARK

ROCKY VIEW COUNTY, ALBERTA

CBRE

'A' CLASS DUAL-LOAD DISTRIBUTION FACILITY LOCATED NORTH OF CALGARY CITY LIMITS

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High Plains Industrial Park

HIGHLIGHTS

LOCATION

- LOCATED JUST NORTH OF CALGARY CITY LIMITS
- 5 MINUTE DRIVE TO HIGHWAY 2 (QE2) & STONEY TRAIL (HWY1)
- EXCELLENT ACCESS TO NEARBY HIGHWAYS, A STRONG LOCAL LABOUR FORCE & AMENITIES AT CROSSIRON MILLS SHOPPING CENTRE

PARK NEIGHBORS

- SOBEY'S DISTRIBUTION CENTRE (1.3 MILLION SF)
- LOWES CANADA DISTRIBUTION CENTRE (1.2 MILLION SF)
- THE HOME DEPOT DISTRIBUTION CENTRE (418,000 SF)
- SMUCKER FOODS CANADA DISTRIBUTION CENTRE (395,000 SF)

PROPERTY TAXES

- HIGH PLAINS OFFERS TENANTS A HIGHLY COMPETITIVE TAX SAVINGS, RESULTING IN SIGNIFICANTLY LOWER ANNUAL OCCUPANCY COSTS AS COMPARED TO CALGARY. HIGH PLAINS PARK TENANTS WILL SAVE APPROX 57% OR $1.47/SF AVERAGE OVER A 10 YEAR PERIOD *STATISTIC PROVIDED BY THE ALTUS GROUP

ADVANCED INFRASTRUCTURE
& INNOVATIVE SITE DESIGN

BEST IN CLASS
LAND DEVELOPMENT & BUILD-TO-SUIT EXPERTISE

ENVIRONMENTAL FOCUS
SOPHISTICATED STORM WATER MANAGEMENT SYSTEM & ENVIRONMENTAL RESERVE

PROPERTY DETAILS

RENTABLE AREA
409,360 SF

SITE AREA
±21.47 ACRES

LOADING
4 X OVERHEAD DRIVE-IN DOORS
64 X EXTERIOR DOCK DOORS
39 X FUTURE EXTERIOR DOCK DOORS

LIGHTING
LED LIGHT FIXTURES ON MOTION SENSORS

COLUMN SPACING
55' X 51'8"
60' STAGING BAYS

TRAILER PARKING
76 X TRAILER PARKING STALLS
77 X FUTURE TRAILER PARKING STALLS
153 X TOTAL FUTURE TRAILER PARKING

AUTO PARKING
220 STALLS

CLEAR HEIGHT
36'

POWER
2000 AMP, 347/600 VOLT, 3 PHASE, 4 WIRE

SPRINKLERS
ESFR

LEASE RATE
MARKET

OPERATING COSTS
$1.75 PSF

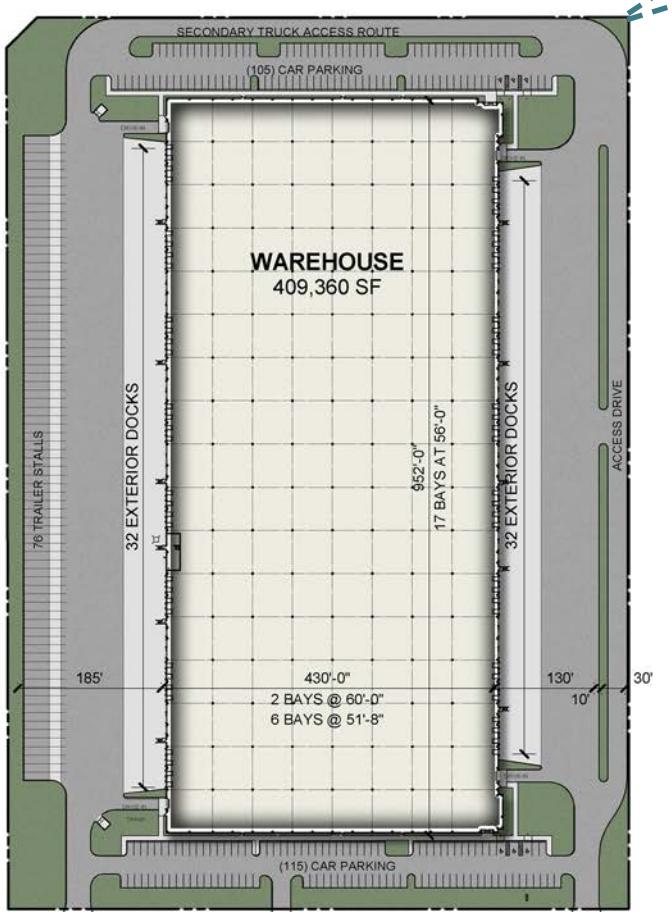
AVAILABILITY
Q4 2021

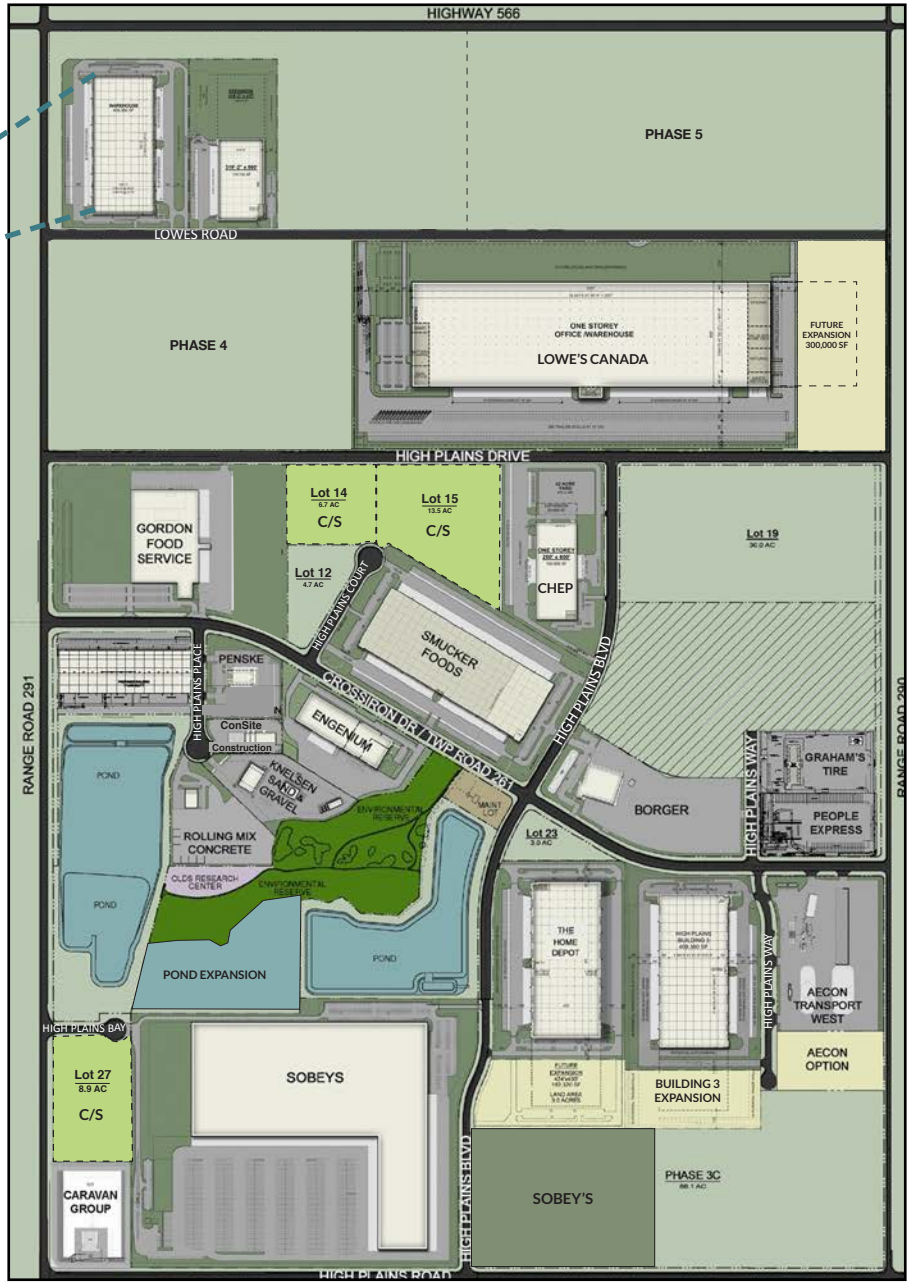
*BUILDING 3

*BUILDING 3

PARK & BUILDING PLAN

- SOLD LOTS
- CONDITIONALLY SOLD LOTS
- ENVIRONMENTAL RESERVE
- OLDS RESEARCH CENTRE
- MAINTENANCE LOT
- OPTION LAND
- AVAILABLE LAND
- UNAVAILABLE LAND





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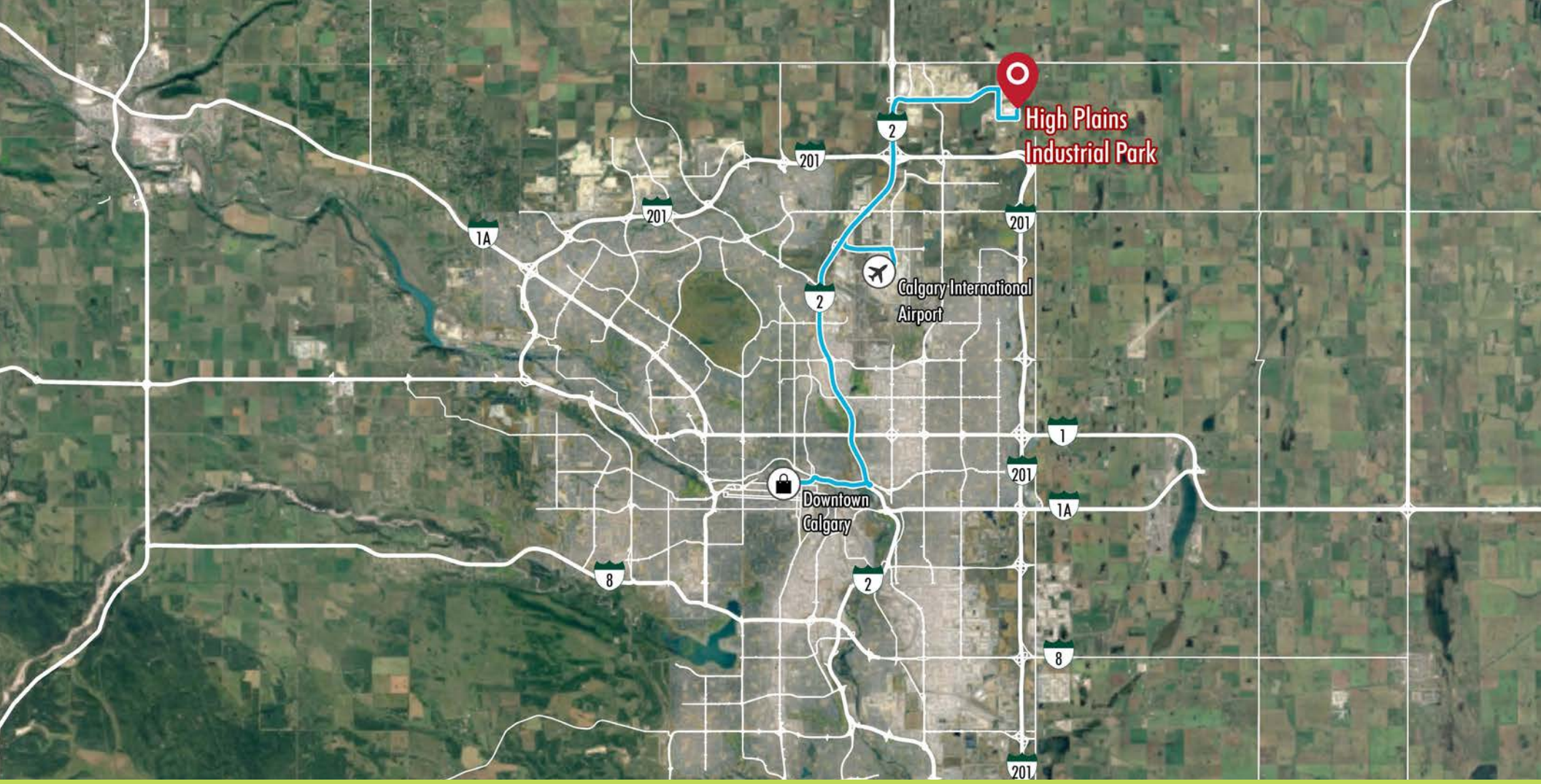
HIGH PLAINS INDUSTRIAL PARK
ROCKY VIEW COUNTY, ALBERTA



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