

B15

40' CLEAR | OCCUPANCY JUNE 2027

PURPOSE BUILT SPEC BUILDING

FOR SALE/LEASE | ±237,512 SF | ±12.00 ACRES



CBRE

THE HIGH PLAINS ADVANTAGE

Located immediately north of Calgary in Rocky View County, Alberta, Canada, High Plains Industrial Park offers efficient highway access, an excellent labour force, significant real estate tax savings, and a planned Park environment. High Plains Industrial Park features over 1,300 acres of fully serviced industrial land and 10 million square feet of industrial development under-roof, propelled by Highfield's development expertise and relationships with capital sources such as Hillwood Investment Properties.



Spec building ownership/lease opportunity



Convenient location with access to nearby transportation networks, a strong local labour force, and local amenities at Crossiron Mills Shopping Centre.



Rocky View County has a millage rate 50% lower than the City of Calgary. According to the Altus Group – High Plains Comparative Property & Business Tax Analysis, the forecasted tax differential between a proposed 500,000 square foot (SF) buildTaing in Calgary vs. High Plains Industrial Park (HPIP) is approximately \$1.95/ SF / year over a 10-year lease term, based on an assessed value of \$110 / SF. The resulting estimated average savings equate to \$975,000 per year or approximately \$10M over a 10-year term.

IN GOOD COMPANY

Be a part of a community of notable national brands such as Sobeys, Walmart, Rona, Smucker Foods Canada, Gordon Food Service, The Home Depot, Chep, Dollarama, and more, that call High Plains Industrial Park their home.



40+ NATIONAL & REGIONAL PARK OCCUPIERS

Logistics & Transportation	30%
Retail & E-Commerce Distribution	25%
Food & Grocery Supply Chain	20%
Manufacturing & Supply Chain	10%
Construction & Infrastructure	10%
Business Services & Other Industrial	5%

**Illustrative representation based on current occupier mix, not tenant count. May be subject to changes.*

OCCUPIERS INCLUDE



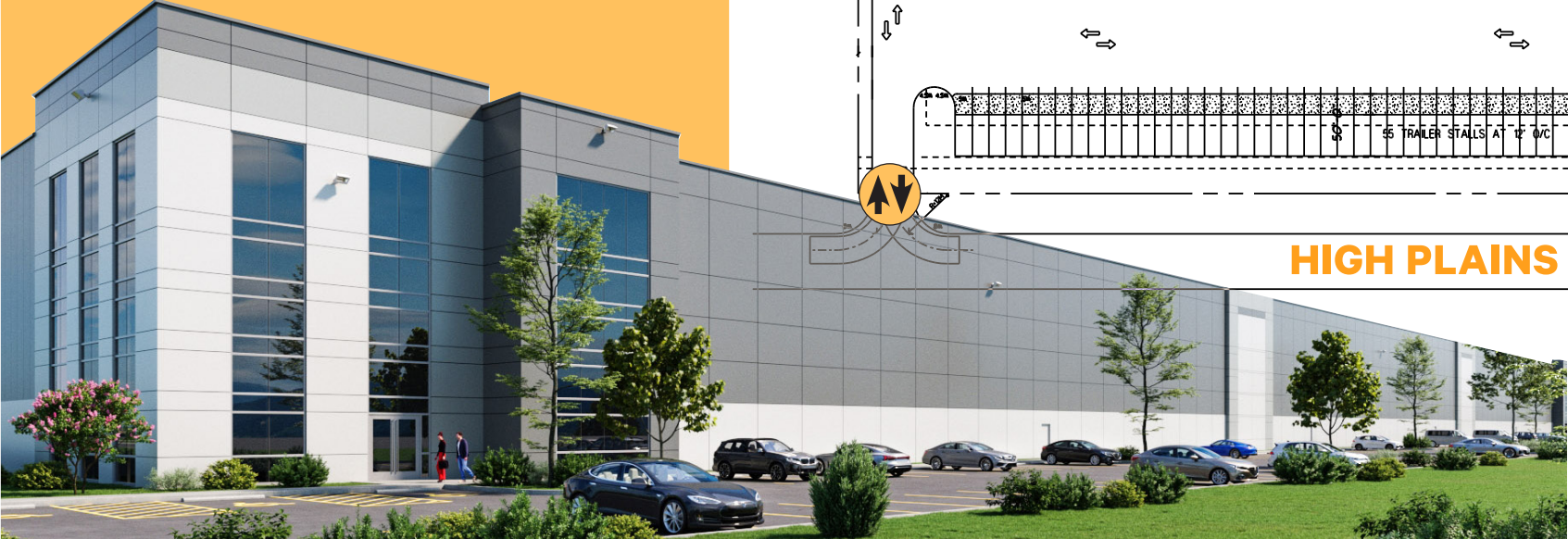
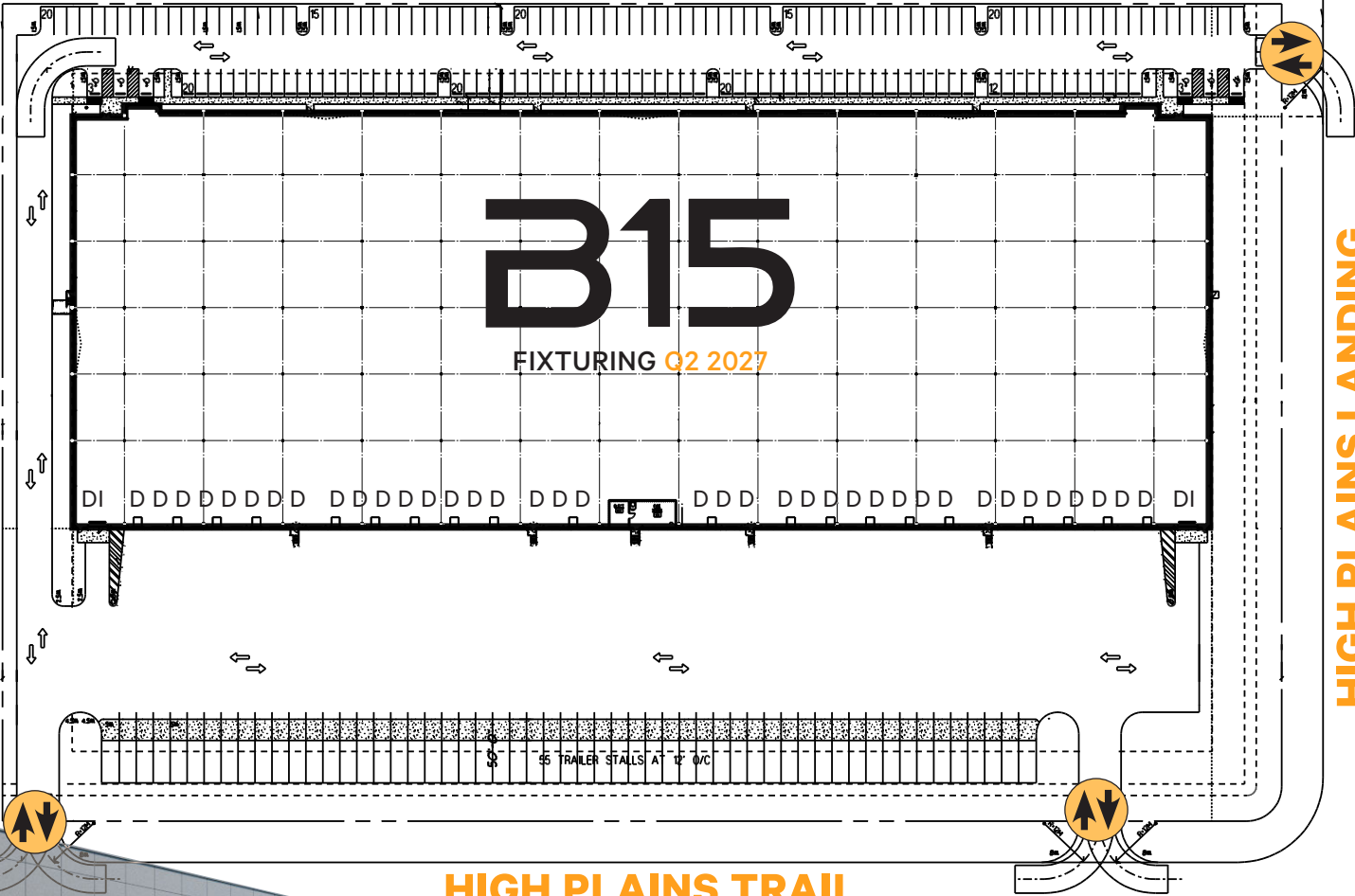
FUTURE FOCUSED

8 pallet positions and 14% more storage volume compared to a 36' clear building.



BUILDING SPECIFICATIONS

Total Building Area	237,512 SF
Total Site Area	12.00 Acres
Clear Height	40'
Trailer Parking	55 Stalls
Car Parking	168 Stalls
Drive-in Loading	2 x Drive-in Doors
Dock Loading	26 x Initial Build Doors, 44 x Total Dock Doors
Column Spacing	56' x 47'
Power	2000 Amp, 347 / 600Volt
Sprinklers	ESFR
Additional Costs	\$3.25 PSF (Mgmt Fee & Taxes Included)
Occupancy	June 2027



LOGISTICS & TRANSPORTATION

With highly efficient access to Highway 2 and the Stoney Trail / Calgary Ring Road, High Plains is ideally located to serve Calgary, Edmonton, and many cities throughout Western Canada.

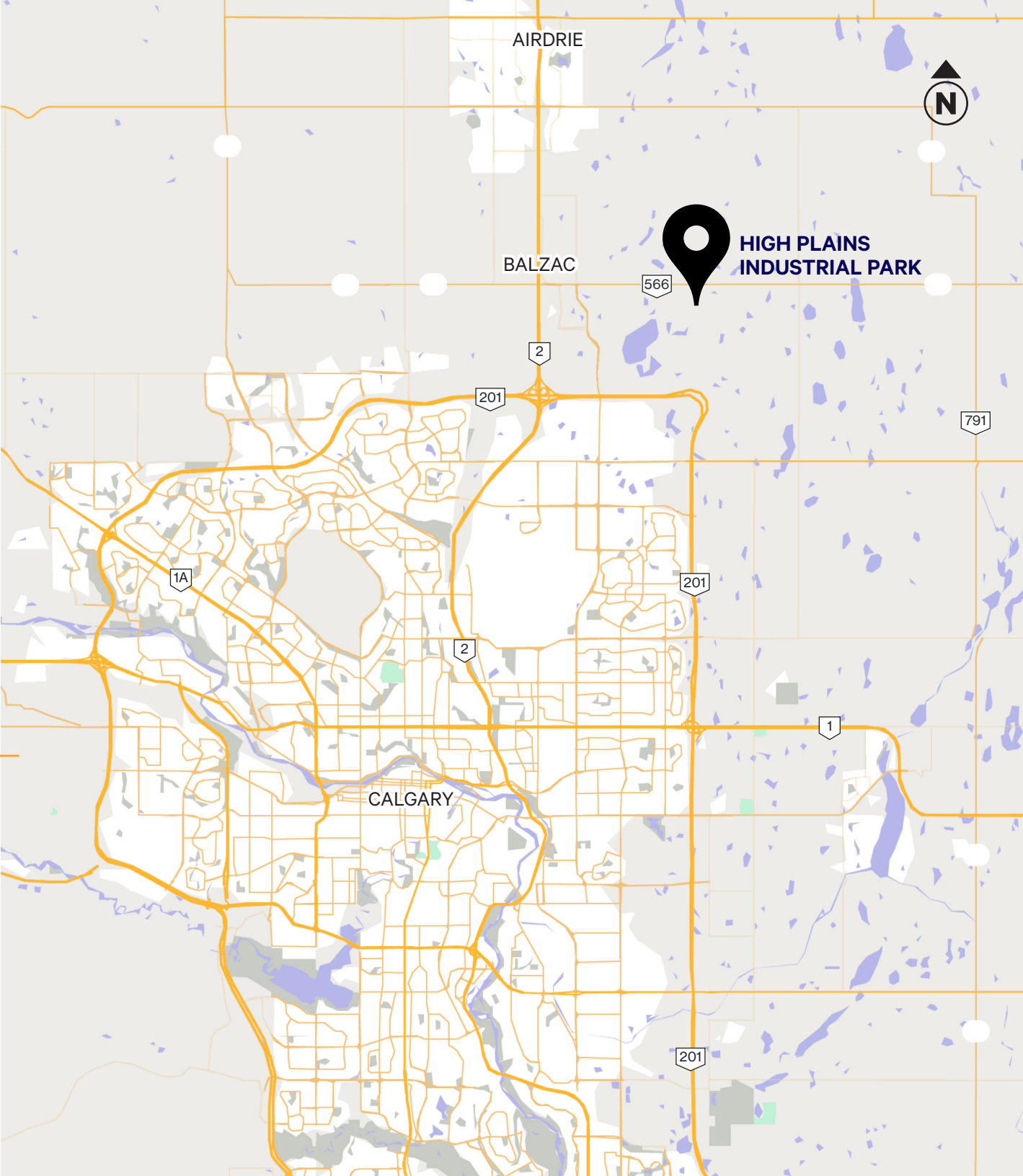
ABUNDANT LABOUR POOL

The park is strategically located to take advantage of the large labour market in Calgary and the surrounding area. Its prime location provides companies with access to a diverse workforce. High Plains’ tenants have successfully attracted a highly productive and stable workforce from both Calgary and Airdrie labour pools.

GREATER CALGARY DEMOGRAPHICS

1,709,000 POPULATION (2026)	1.24% POPULATION INCREASE (2026)
38 YEARS MEDIAN AGE (2026)	886,000 TOTAL LABOUR FORCE (2026)

**Information from Statistics Canada and subject to change*



CBRE



DRIVE TIMES
(MINUTES)

5

HWY 2

5

STONEY TRAIL

10

YYC

25

DOWNTOWN CALGARY

20

CN INTERMODAL
TERMINAL

30

CP INTERMODAL
TERMINAL

PARTNERING WITH EXCELLENCE



Twenty Three Capital is a private investment firm based in Calgary and solely focused on the acquisition and development of institutional calibre industrial real estate property. Since its founding in January 2023, it has completed seven transactions totalling ~1.3M SF of leasable area and just under a quarter of a billion dollars of total capital. As of Q2 2026, it manages over \$110M of equity commitments on behalf of >140 limited partners, executing on speculative development, value-add & core/core plus strategies across 5 funds.



Highfield Investment Group is a diversified real estate investment and development company with a long-standing history of creating exceptional places to live, work, and invest. Backed by more than three decades of industrial development expertise through its partnership with Highwood Development LLC, Highfield and its partners have delivered over 50 million square feet of industrial projects across Canada and the United States. Guided by experience, collaboration, and a commitment to excellence, Highfield's team is focused on building enduring partnerships and developments that stand the test of time.



CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100. Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



FOR SALE/LEASE | HIGH PLAINS INDUSTRIAL PARK

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±237,512 SF PURPOSE BUILT SPEC BUILDING

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