CBRE

INDUSTRIAL CONDOS
HIGH PLAINS INDUSTRIAL PARK

TRIPLE CROWN

249,600 SF Industrial Condo Development

Ownership opportunities starting from 10,875 SF

Ownership Opportunities in a Proven Industrial Park

THE OPPORTUNITY

Triple Crown Condos represents a premier industrial ownership opportunity in Western Canada's most dynamic distribution hub, High Plains Industrial Park (HPIP) in Balzac, Alberta.

Triple Crown Condos presents a rare opportunity to own industrial condo space in Balzac's premier High Plains Industrial Park—home to major occupiers including Walmart, Sobeys, Rona, Home Depot, Conagra and others.

Designed with end-users in mind, the development offers flexible unit sizes starting at 10,875 square feet, featuring both dock and drive-in loading per bay, 28' clear heights, right-sized mezzanine design, and best-in-class construction throughout.

Located just 15 minutes from Calgary International Airport, owners benefit from immediate access to major transportation corridors along with a preferential tax structure as compared to the City of Calgary.

Purpose Built

This industrial condo development has been thoughtfully designed with today's users in mind, prioritizing efficient and functional space.

Each bay is equipped with two dock doors and a drive-in door to support business seamless operations.

With 28' clear heights and state-of-the-art building materials throughout, the project delivers a modern, high-performance environment built to meet the demands of today's industrial occupier.

Offering flexible unit sizes starting at 10,875 square feet, this industrial condo development is designed to accommodate a wide range of users and operational requirements.

BUILDING FEATURES

Zoning
I-HVY

Heating
Gas fired heaters

Ceiling Heights
28' clear

Sprinklers
ESFR sprinkler system

Building Depth
235' - Units #101 - 113
185' - Units #114 - 118

Bay Width
Interior Bays: 55'
End-Cap: 60'

Power
Up to 200 Amps
347/600 volt

Floor Load
500 lbs PSF
live floor load capacity

Construction
Full height precast

Mezzanine
On select units

Ventilation
HRV unit
per bay

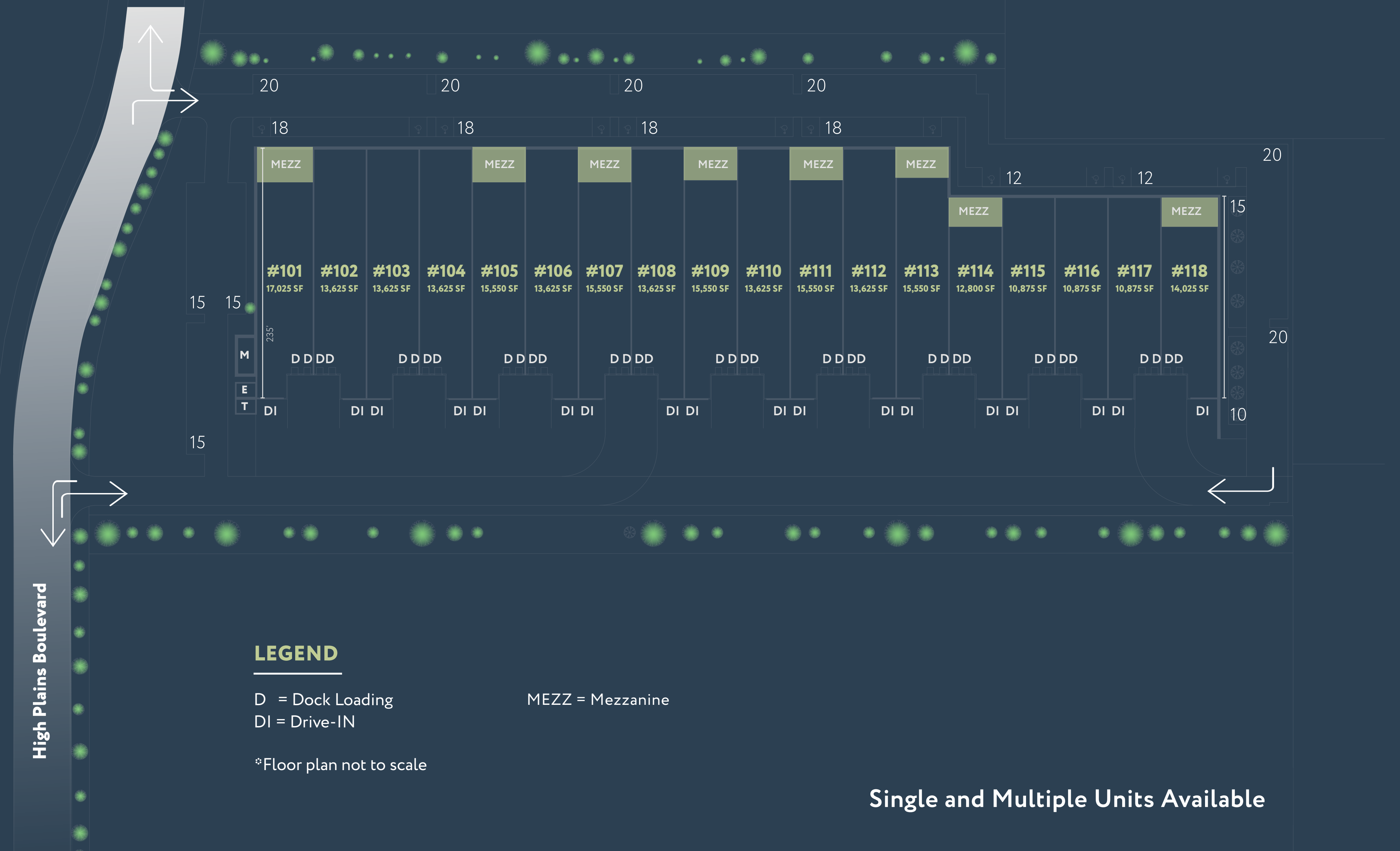
Lighting
High efficiency
LED fixtures

Parking
Surface assigned
to each bay

Fixturing
Spring 2027

Completion
Summer 2027

Best In-Class Construction, Best In-Market Pricing



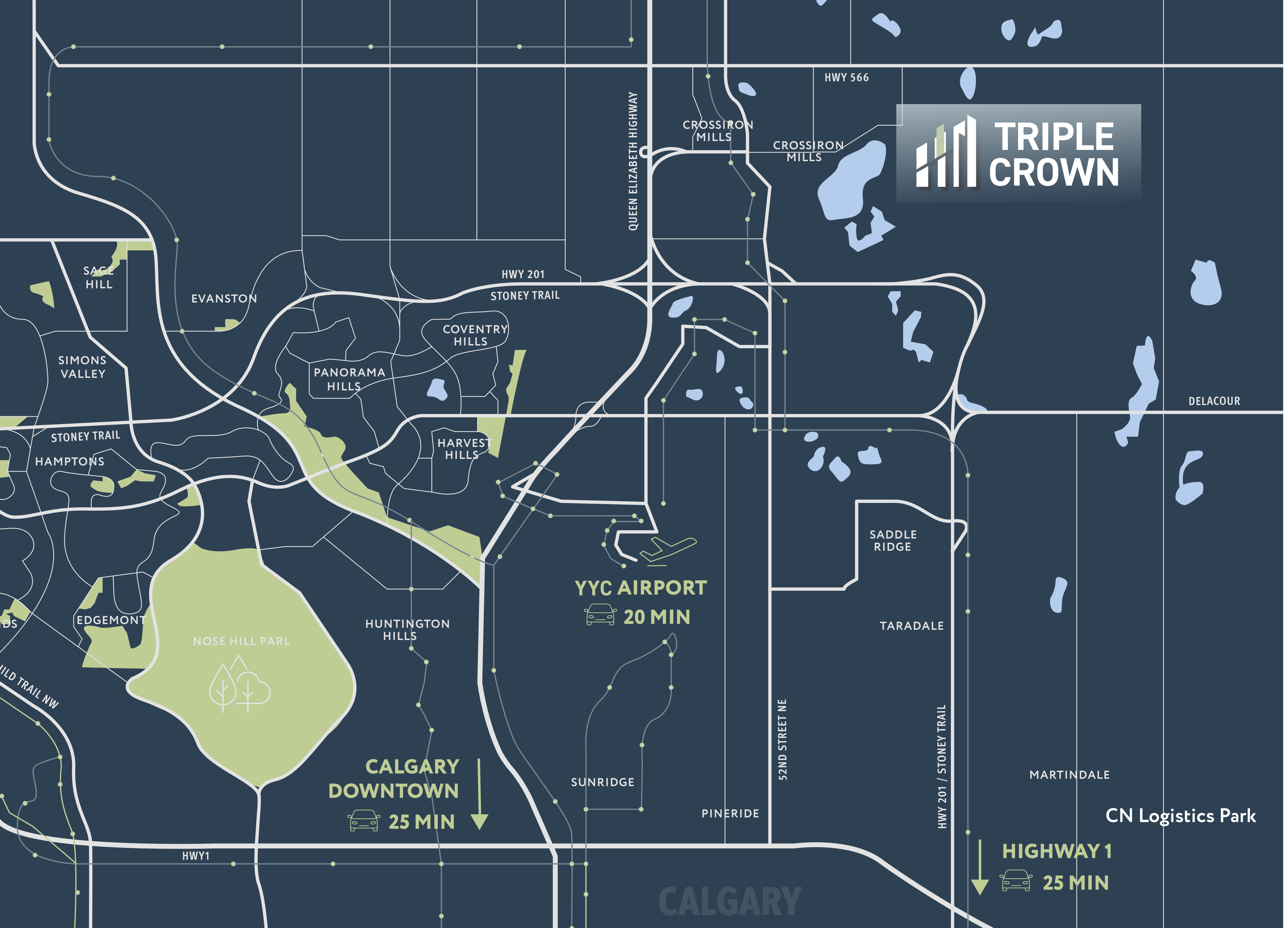
Single and Multiple Units Available

CONDO OWNERSHIP

Industrial condo ownership provides businesses with long-term cost certainty and opportunity to build equity, removing expense and lease risk associated with renting. Ownership allows greater control over the space, including customization to suit operational needs, while also protecting against rising rental rates. For many owner-users, it represents both a strategic real estate investment and a stable foundation for future business operations.

Unit Breakdown & Pricing

Unit #	Warehouse	Mezzanine	Total	Price PSF	Price	Loading	Parking
101	14,925 SF	2,100 SF	17,025 SF	$230	$3,915,750	2 dock, 1 drive-in	18
102	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
103	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
104	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
105	13,625 SF	1,925 SF	15,550 SF	$220	$3,421,000	2 dock, 1 drive-in	16
106	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
107	13,625 SF	1,925 SF	15,550 SF	$220	$3,421,000	2 dock, 1 drive-in	16
108	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
109	13,625 SF	1,925 SF	15,550 SF	$220	$3,421,000	2 dock, 1 drive-in	16
110	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
111	13,625 SF	1,925 SF	15,550 SF	$220	$3,421,000	2 dock, 1 drive-in	16
112	13,625 SF	N/A	13,625 SF	$230	$3,133,750	2 dock, 1 drive-in	16
113	13,625 SF	1,925 SF	15,550 SF	$220	$3,421,000	2 dock, 1 drive-in	16
114	10,875 SF	1,925 SF	12,800 SF	$230	$2,944,000	2 dock, 1 drive-in	13
115	10,875 SF	N/A	10,875 SF	$235	$2,555,625	2 dock, 1 drive-in	13
116	10,875 SF	N/A	10,875 SF	$235	$2,555,625	2 dock, 1 drive-in	13
117	10,875 SF	N/A	10,875 SF	$235	$2,555,625	2 dock, 1 drive-in	13
118	11,925 SF	2,100 SF	14,025 SF	$225	$3,155,625	2 dock, 1 drive-in	14
TOTAL			249,600 SF				



Strategically Connected

THE LOCATION

Triple Crown Condos offers a premier ownership opportunity within High Plains Industrial Park (HPIP), Western Canada's leading distribution hub in Balzac.

Located immediately north of Calgary in Rocky View County, HPIP offers efficient highway access, an excellent labour force, significant real estate tax savings, and a planned park environment. The park boasts over 1,300 acres of fully serviced industrial land, and is home to a growing community of blue-chip tenants.

The Balzac area is the fastest-growing industrial submarket in the GCA, delivering 30% of new supply over the past three years and over 50% of current construction. It is projected to capture nearly 60% of future development, driven by its strategic location and cost advantages.

Demographic & Amenities Radius

	3 KM	5 KM	10 KM
POPULATION	5,000+	60,000+	200,000+
MEDIAN AGE	38 Years	34 Years	32 Years
RESTAURANTS NEARBY	35+	45+	100+
RETAIL AMENITIES	5+	200+	250+

*2026 Estimated

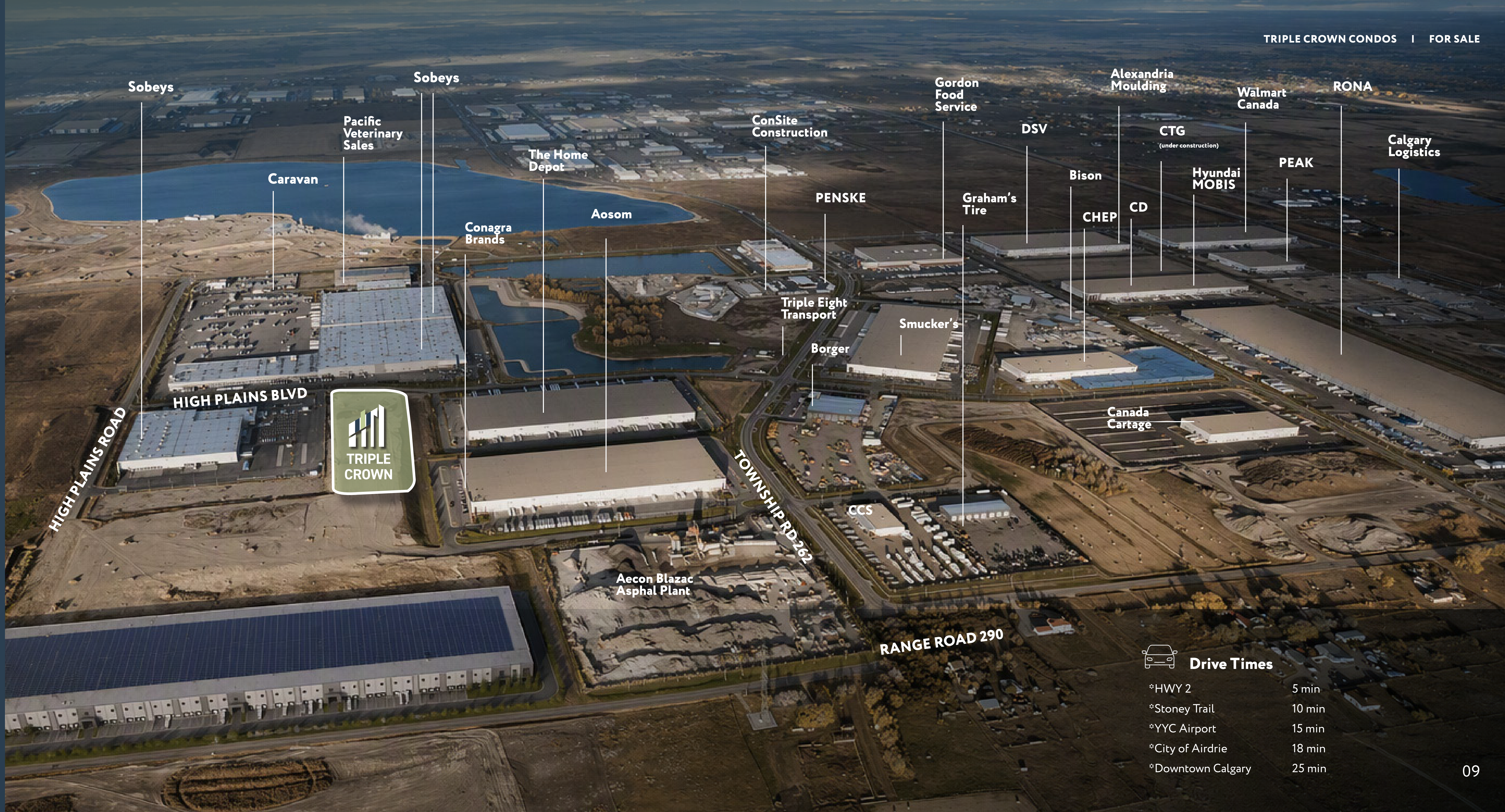
Proven Through Experience

HIGHFIELD INVESTMENT GROUP

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.

With a portfolio spanning industrial parks, residential communities, and strategic land holdings throughout the greater Calgary region, Highfield is committed to delivering lasting value through thoughtful planning and quality development. 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.

Triple Crown draws its name from Highfield Investment Group's proud heritage in thoroughbred horse racing, celebrating a legacy of excellence, performance, and enduring commitment that continues to shape the company's vision today.



Drive Times

°HWY 2	5 min
°Stoney Trail	10 min
°YYC Airport	15 min
°City of Airdrie	18 min
°Downtown Calgary	25 min

Industrial Condo Ownership Opportunity in High Plains, Western Canada's Distribution Hub

Ownership opportunities starting from 10,875 SF

Blake Ellis
Vice President
+1 403 750 0519
blake.ellis@cbre.com
*Lead Broker

Cameron Woods
Vice President
+1 403 303 4562
cameron.woods@cbre.com
*Lead Broker

www.cbre.ca/calgary
CBRE Limited I 3200, 525 8 Avenue SW Calgary, AB T2P 1G1

CBRE

HIGHFIELD

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.