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CONRICH INDUSTRIAL PARK PHASE 1 & 2

Roger Ledene, Associate Broker

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PHASE 1



Lot	Size (Acres)	Listing Price	Zoning
1	4.64 ±	\$ 3,000,000.00	I-LHT
2	3.89 ±	\$ 2,500,000.00	I-LHT
3 C/S	6.05 ±	\$ 3,900,000.00	I-LHT
4 C/S	13.23 ±	\$ 8,600,000.00	I-LHT
5 C/S	4.52 ±	\$ 2,900,000.00	I-LHT
6	9.22 ±	\$ 6,000,000.00	I-HVY
7	10.03 ±	\$ 6,500,000.00	I-HVY
8	16.90 ±	\$ 11,000,000.00	I-HVY
9	6.71 ±	\$ 4,400,000.00	I-HVY
10	21.31 ±	\$ 13,900,000.00	S-PUB

Highlights

- Located within the Conrich Area Structure Plan and Conrich Station Conceptual Scheme.
- The property is located next to CN Calgary Logistics Park.
- With Industrial Light and Industrial Heavy designations allowing for a wide range of uses.
- Located 5 minutes away from Conrich and 10 minutes away from Calgary city limits.
- Tentative availability is August 31, 2026.

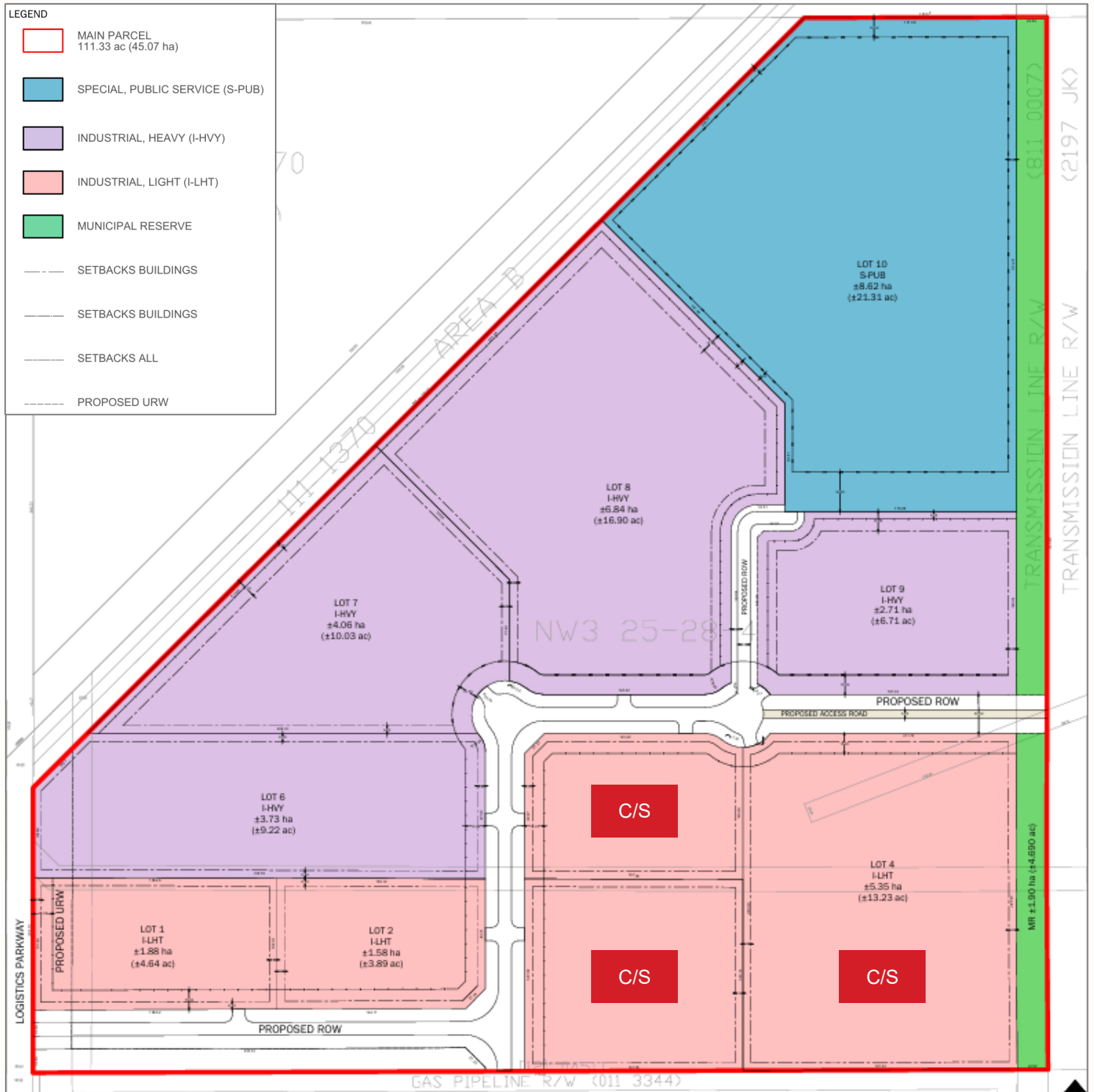
\$650,000 per acre

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CONCEPTUAL SITE PLAN (PHASE 1)

C/S

Conditionally Sold



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PHASE 2



Lot	Size (Acres)	Listing Price	Zoning
1	C/S 9.66 ±	\$ 6,300,000.00	I-LHT
2	C/S 11.50 ±	\$ 7,500,000.00	I-LHT
3	C/S 3.82 ±	\$ 2,500,000.00	I-LHT
4	C/S 5.96 ±	\$ 3,900,000.00	I-LHT
5	C/S 5.04 ±	\$ 3,300,000.00	I-LHT
6	C/S 18.35 ±	\$ 11,900,000.00	I-HVY
7	C/S 18.90 ±	\$ 12,300,000.00	I-HVY
8	C/S 14.41 ±	\$ 9,400,000.00	I-HVY
9	C/S 14.43 ±	\$ 9,400,000.00	I-HVY
10	C/S 19.06 ±	\$ 12,400,000.00	I-HVY

Highlights

- Industrial Lots for sale! Located within the Conrich Area Structure Plan and Conrich Station Conceptual Scheme.
- The property is located next to CN Calgary Logistics Park.
- With Industrial Light and Industrial Heavy designations allowing for a wide range of uses.
- Located 5 minutes away from Conrich and 10 minutes away from Calgary city limits.
- Tentative availability is Q4 2027.

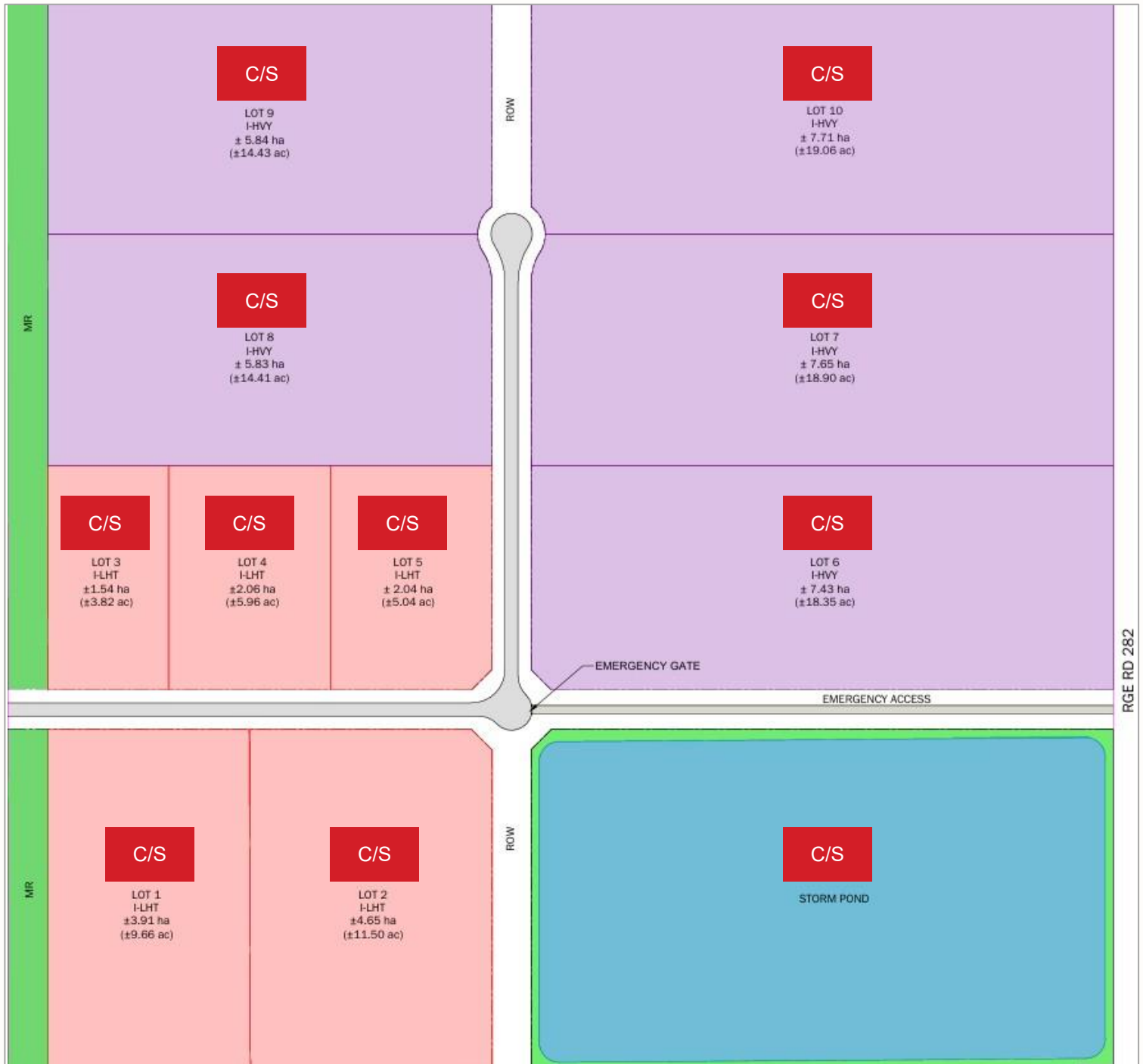
\$650,000 per acre

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CONCEPTUAL SITE PLAN (PHASE 2)

C/S

Conditionally Sold



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I-LHT Industrial, Light District

437 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

438 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²) Animal Health (Inclusive) Auctioneering Automotive Services (Minor) Care Facility (Clinic) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Industrial (Light)	Establishment (Eating) Office School, Commercial Retail (Small) Recreation (Private)	Accessory Building > 500 m ² (5381.96 ft ²) Alcohol Production Cannabis Retail Store Cemetery and Funeral Services Dwelling Unit, accessory to principal use Establishment (Drinking) Film Production Industrial (Heavy) Industrial (Medium) Kennel Outdoor Storage Post-Secondary Recreation (Outdoor) Recycling/Compost Facility Retail (Groceries) Retail (Restricted) Shipping Container (parcels greater than 3.95 acres) Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

439 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

440 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.62 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

441 MINIMUM SETBACKS (for Buildings):

Front Yard 6.0 m (19.69 ft)	Side Yard 6.0 m (19.69 ft) 2.4 m (7.87 ft) in Hamlets No setback abutting a railway	Rear Yard 6.0 m (19.69 ft) No setback abutting a railway
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442 MINIMUM SETBACKS (for Parking and Storage):

Front Yard 15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads	Side Yard 15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads No setback from same/similar use 6.0 m (19.69 ft) from other parcels	Rear Yard 15.0 m (49.21 ft) from any road No setback from same/similar use 6.0 m (19.69 ft) from other parcels
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I-HVY Industrial, Heavy District

444 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

445 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Industrial (Logistics) Industrial (Medium)	Office Industrial (Light)	Accessory Building > 500 m ² (5381.96 ft ²) Alcohol Production Auctioneering Cannabis Cultivation Cannabis Processing Cannabis Retail Store Dwelling Unit, accessory to principal use Film Production Industrial (Heavy) Outdoor Storage Recycling/Compost Facility Shipping Container (parcels greater than 3.95 acres) Special Function Business Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

446 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

447 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

448 MINIMUM SETBACKS (for Buildings):

Front Yard 15.0 m (49.21 ft.)	Side Yard 15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	Rear Yard 15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District
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449 MINIMUM SETBACKS (for Parking and Storage):

Front Yard 15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	Side Yard 15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads No setback from an Industrial District	Rear Yard 15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels
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450 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

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