

FOR LEASE



CITYLINK

LOGISTICS CENTRE

A HOPEWELL DEVELOPMENT

490 CARMEK DRIVE
ROCKY VIEW COUNTY, AB

543,062
SQUARE FEET
AVAILABLE ON
28.20 ACRES





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LOGISTICS CENTRE

A HOPEWELL DEVELOPMENT

ABOUT THE PROPERTY

Citylink Logistics Centre is a state-of-the-art development, offering occupiers the opportunity to secure a premises in close proximity to the City of Calgary, in Rocky View County. Combining best-in-class construction with an unbeatable location, Citylink provides occupiers with leading edge building features, lowest in market property tax mill rates, and excellent access/egress.

Building 1 offers occupiers with ample vehicle and trailer storage as well as the ability to secure additional yard or parking requirements. With 40' clear ceiling height and double load dock and drive-in capabilities, Building 1 will be ideal for any distribution needs a Tenant might have.

ABOUT THE DEVELOPMENT

Citylink Logistics Centre is located within the master-planned Carmek Park, along 100th Street, just east of the City of Calgary. The park is currently home to Harris Rebar, GFL, Lightspeed Logistics, Tundra Process Solutions, and Straight-Up Metal Buildings. Unlike most of the land developed in this area, Citylink Logistics Centre offers full municipal services including storm, sewer, and water to each building through a state-of-the-art utility corporation.

With a variety of land options within the park, Hopewell Development and Emcor are able to offer alternative build-to-suit opportunities and land sales that can accommodate any industrial occupiers needs.

KEY BENEFITS



SERVICES

Fully-serviced land in Rocky View County (Telus Fibre and Enmax)



STATE-OF-THE-ART

40' clear ceiling height, double load facility



TAX ADVANTAGE

Approximately 50% tax savings compared to the City of Calgary



ACCESSIBILITY

Less than 3 minutes to Glenmore Trail, Peigan Trail, and Stoney Trail



DEVELOPMENT

Flexible build-to-suit options for multi-tenant or single-use occupiers

BUILDING 1

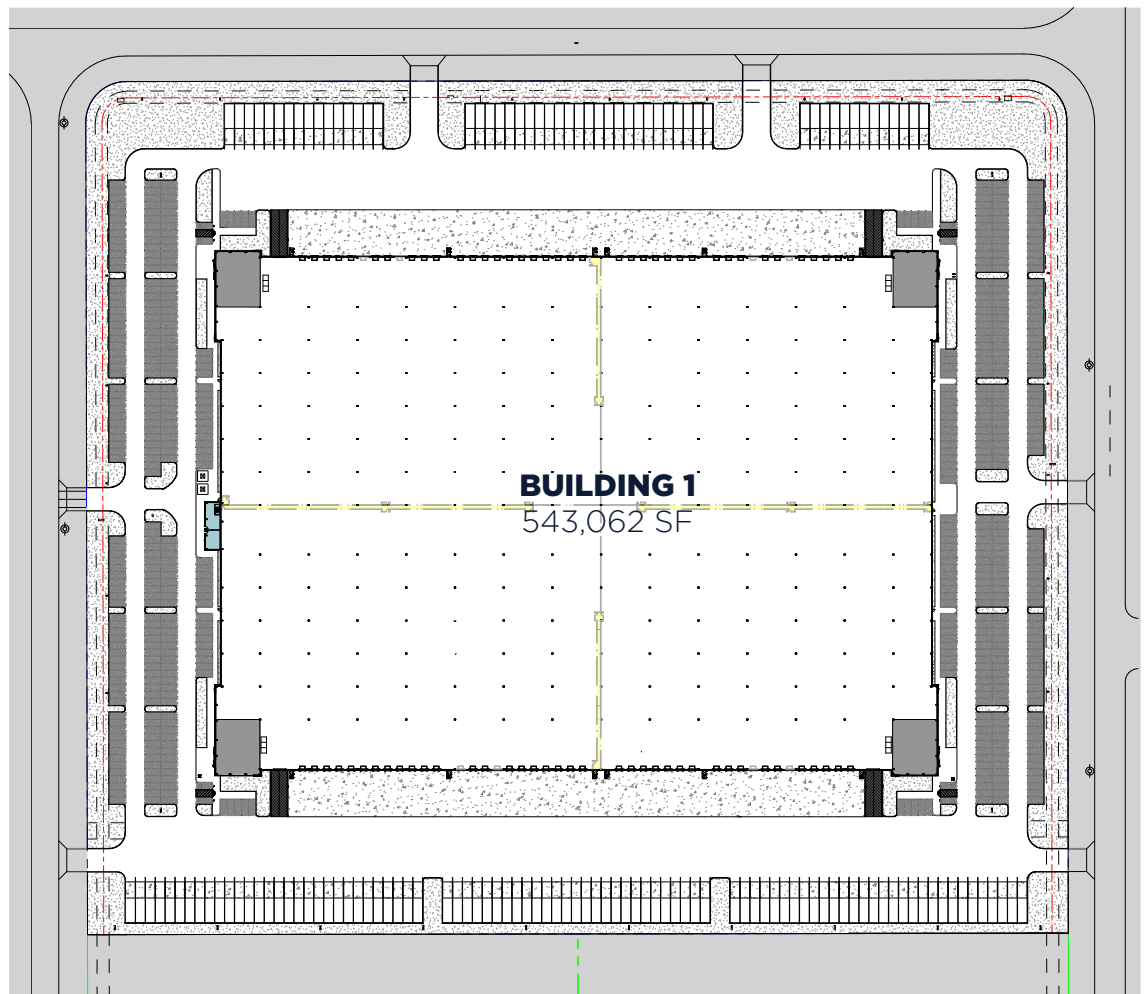
SPECIFICATIONS

Total Size	543,062 SF
Warehouse Size	543,062 SF
Office Size	To Suit
Sprinklers	ESFR
Lighting	LED
Power	2,000 Amp, 600 Volt

Ceiling Height	40' Clear
Building Depth	620'
Typical Grid Width	59' x 40'
Asking Lease Rate	Market
Operating Costs	\$2.00 PSF (est. 2021)
Occupancy	Q4 2022

BUILDING 1

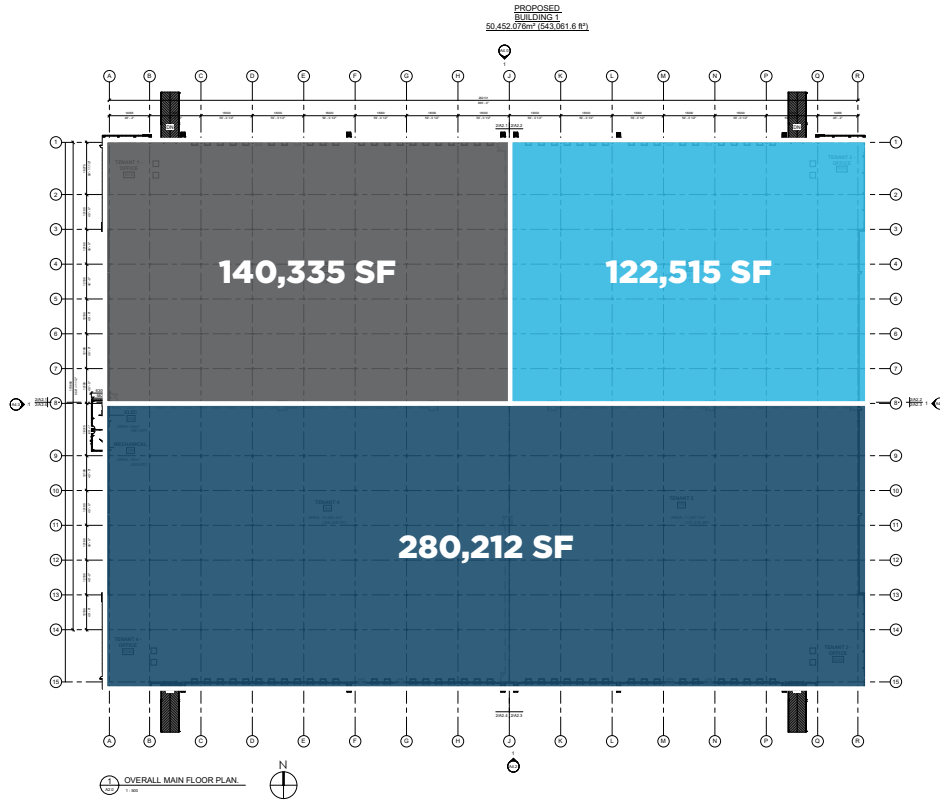
PLAN



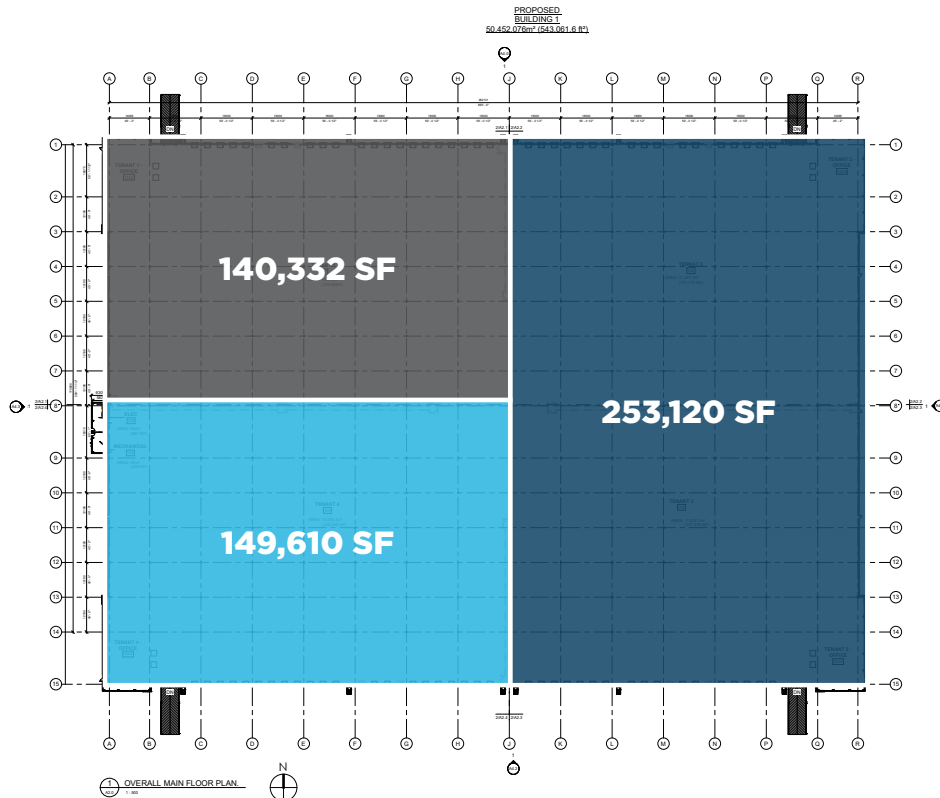
BUILDING 1

DEMISING OPTIONS

OPTION 1



OPTION 2





TAX SAVINGS



A tenant in Building 1 would realize a property tax savings of over \$500,000 in year 1 or over \$5,000,000 over a 10 year lease term*

ROCKY VIEW COUNTY ADVANTAGES

Citylink Logistics Centre is located within the leading municipality for distribution growth in the greater Calgary area, Rocky View County. The non-residential **property tax mill rate in Rocky View County is 58% of the City of Calgary's rate**, which results in substantial savings for any business within the County. Long term forecasts by property tax experts **predict this discount to remain stable or grow for at least 10 years** as Rocky View County year-over-year has seen mill rate increases of 2-3% compared to approximately 5% in the City of Calgary.

***Based on an estimated assessed value, and assuming a single-occupier scenario**

PROPERTY LOCATION

AIRDRIE 30 minutes 45 km
RED DEER 1.5 hours 154 km
EDMONTON 3 hours 306 km

YYC AIRPORT

23 minutes
28 km

17 minutes
14 km
CN INTERMODAL

20 minutes
17 km

 **CITYLINK**
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13 minutes
11 km

CP INTERMODAL

US BORDER
3 hours 30 minutes
318 km

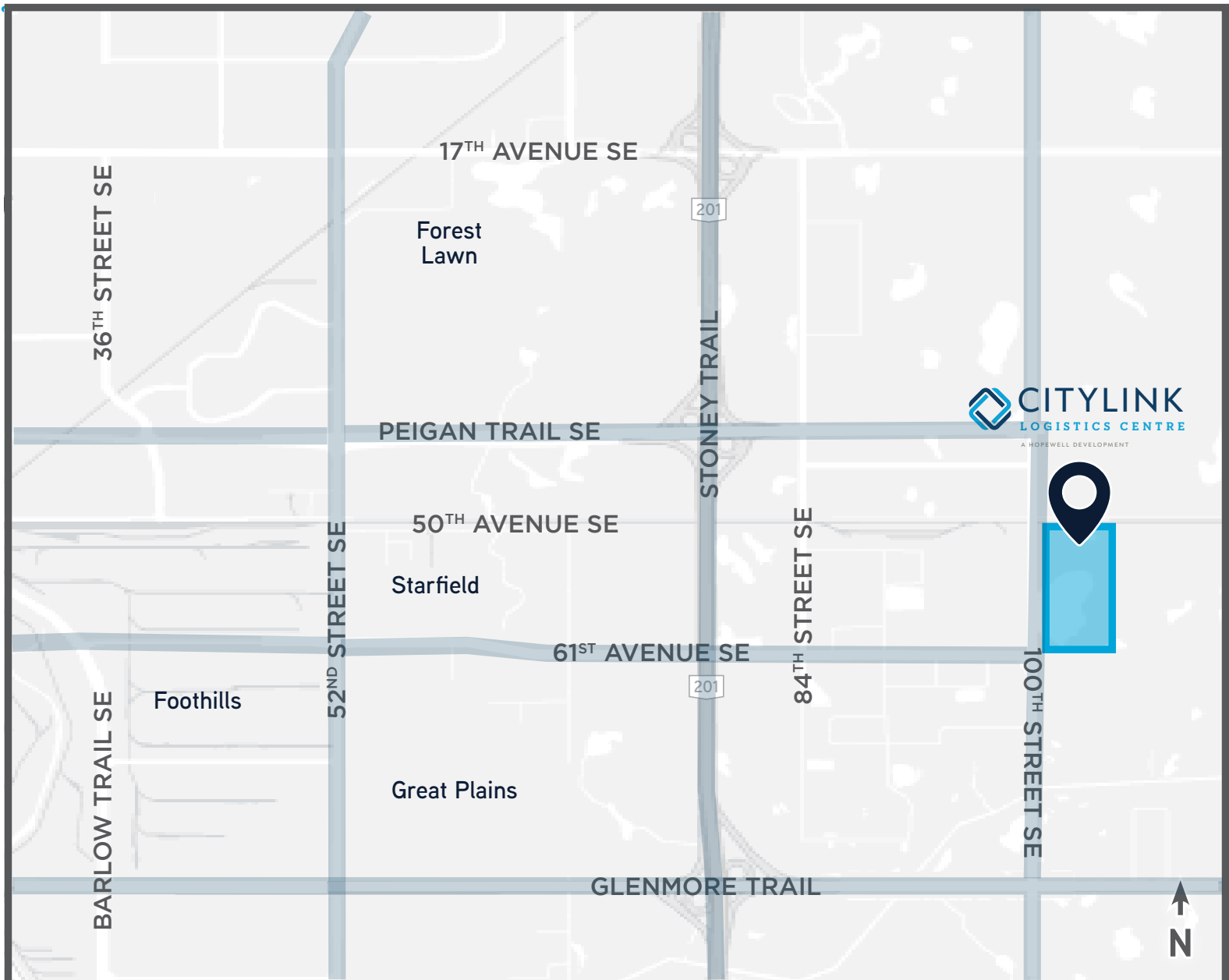
VANCOUVER
10 hours 37 minutes
1,006 km

DOWNTOWN CALGARY



LOCATION HIGHLIGHTS

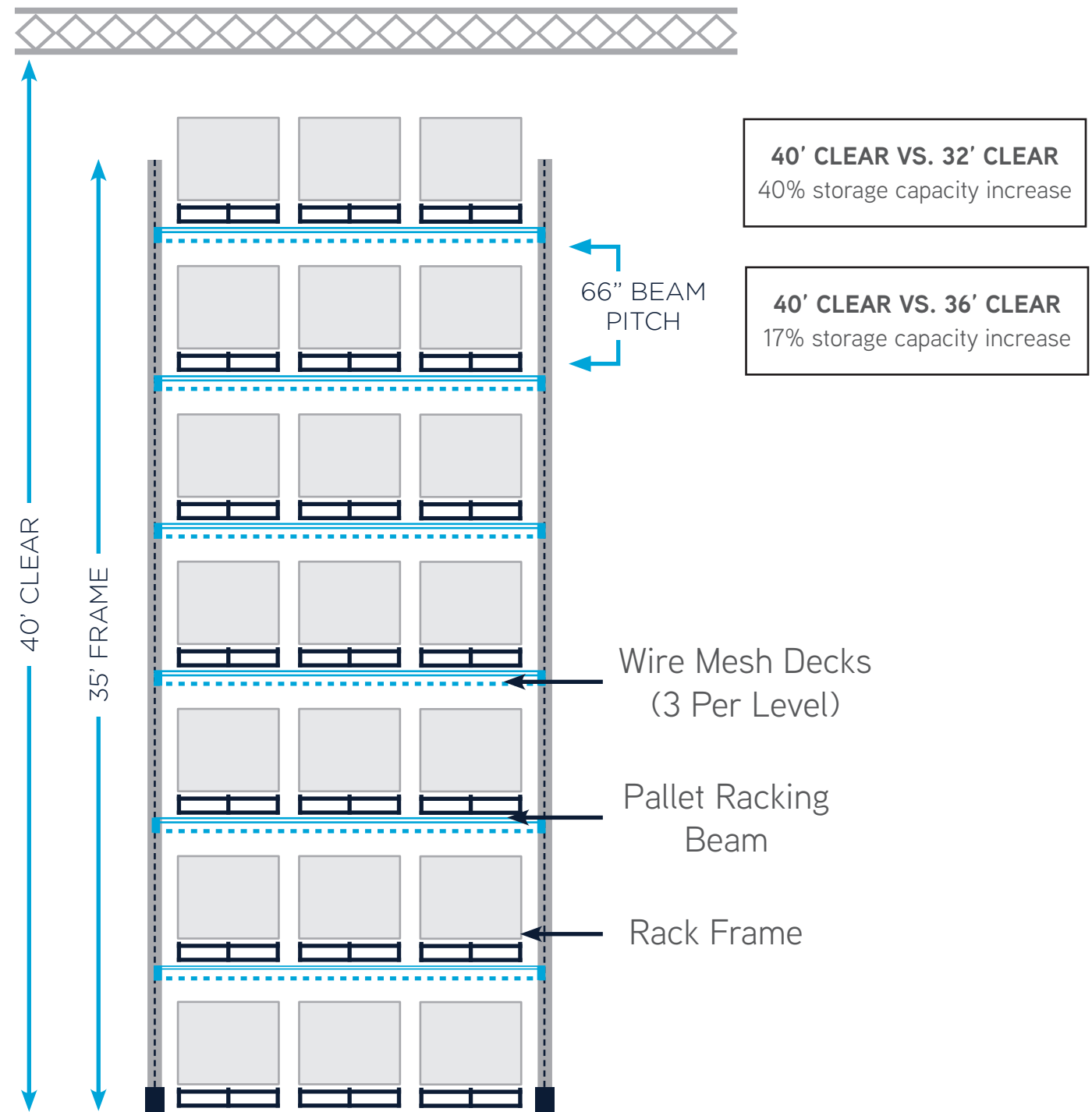
- › Less than 3 minutes to Glenmore and Peigan Trails, Stoney Trail accessed within 2 minutes from each
- › Direct access into Foothills Industrial Park via 61st Avenue SE flyover (8 minutes to 61st Avenue SE and 52nd Street SE intersection)
- › Close proximity to Calgary trucking community, many major carriers within 5 minutes
- › Close proximity to Calgary labor force where logistics and transportation are growing sectors



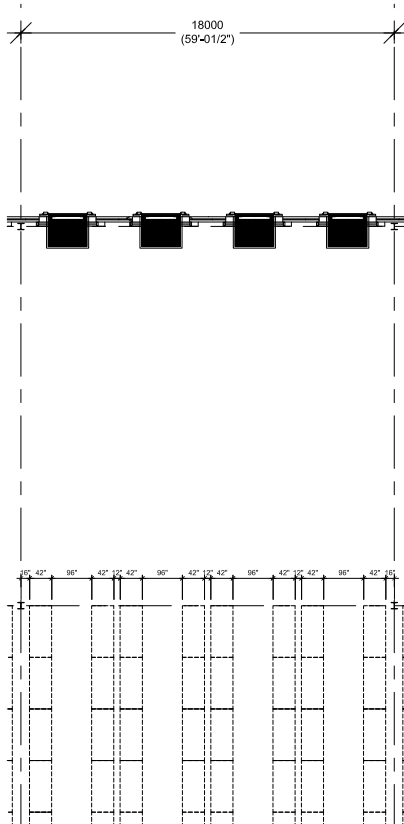
40' CLEAR HEIGHT

RACKING DIAGRAM

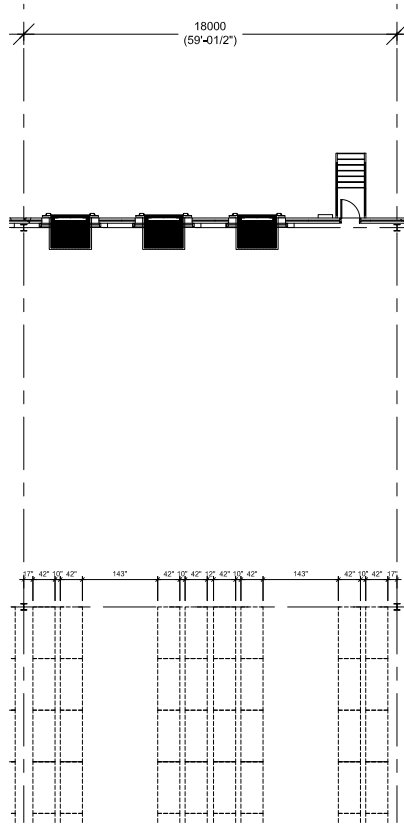
Citylink Logistics Centre is leading the industry with 40' clear height to meet the demand of future occupiers, which significantly increases the cubic storage capacity of a building.



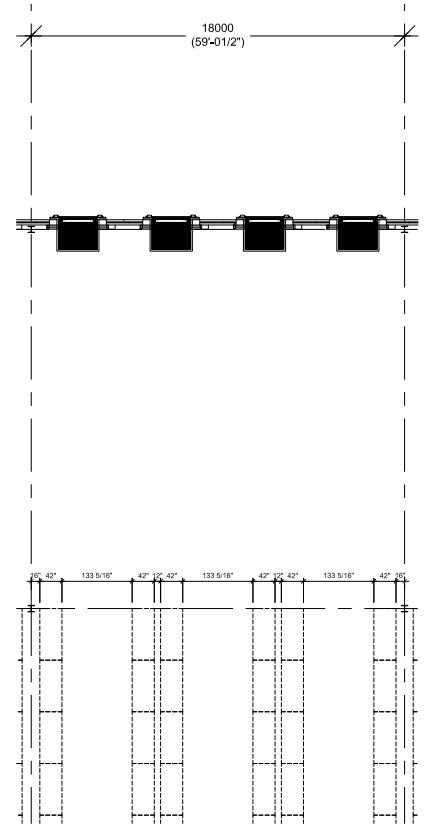
RACKING OPTIONS



**VNA
RACKING LAYOUT**
1:200



**DOUBLE-DEEP
RACKING LAYOUT**
1:200



**SELECTIVE
RACKING LAYOUT**
1:200



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions. From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process. Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.



EMCOR provides clients with superior, in-house service in all aspects of land and facility development. By drawing upon 40 years of industry experience within the manufacturing and construction industries, EMCOR is able to seamlessly integrate planning, design and construction on behalf of clients. EMCOR controls the entire process from the acquisition and development of raw land to the construction, leasing and maintenance of turnkey facilities. This results in a hassle free, efficient process that delivers an affordable, high quality product - the perfect place for you to call your corporate home.



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