

**FOR LEASE**

60 CARMEK DRIVE  
ROCKY VIEW COUNTY, AB



A HOPEWELL DEVELOPMENT

**251,856**  
**SQUARE FEET**  
**BUILDING 2**



**AVAILABLE IMMEDIATELY**  
**LEADING THE WAY WITH A ZERO CARBON 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 to major transportation corridors.

Building 2 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 2 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 100<sup>th</sup> Street, just east of the City of Calgary. The park is currently home to Harris Rebar, GFL, Lightspeed Logistics, Tundra Process Solutions, Straight-Up Metal Buildings, and Stryder Motorfreight. 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



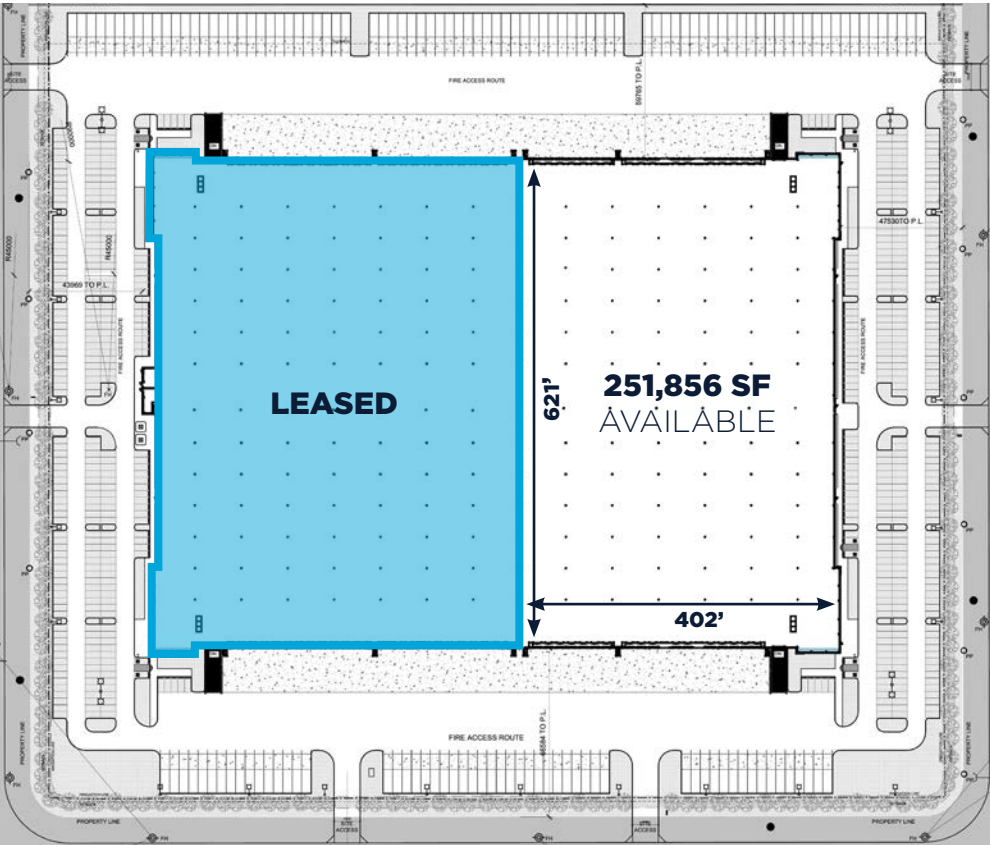
ZERO CARBON

Significant energy cost savings for tenants

BUILDING 2 SPECIFICATIONS

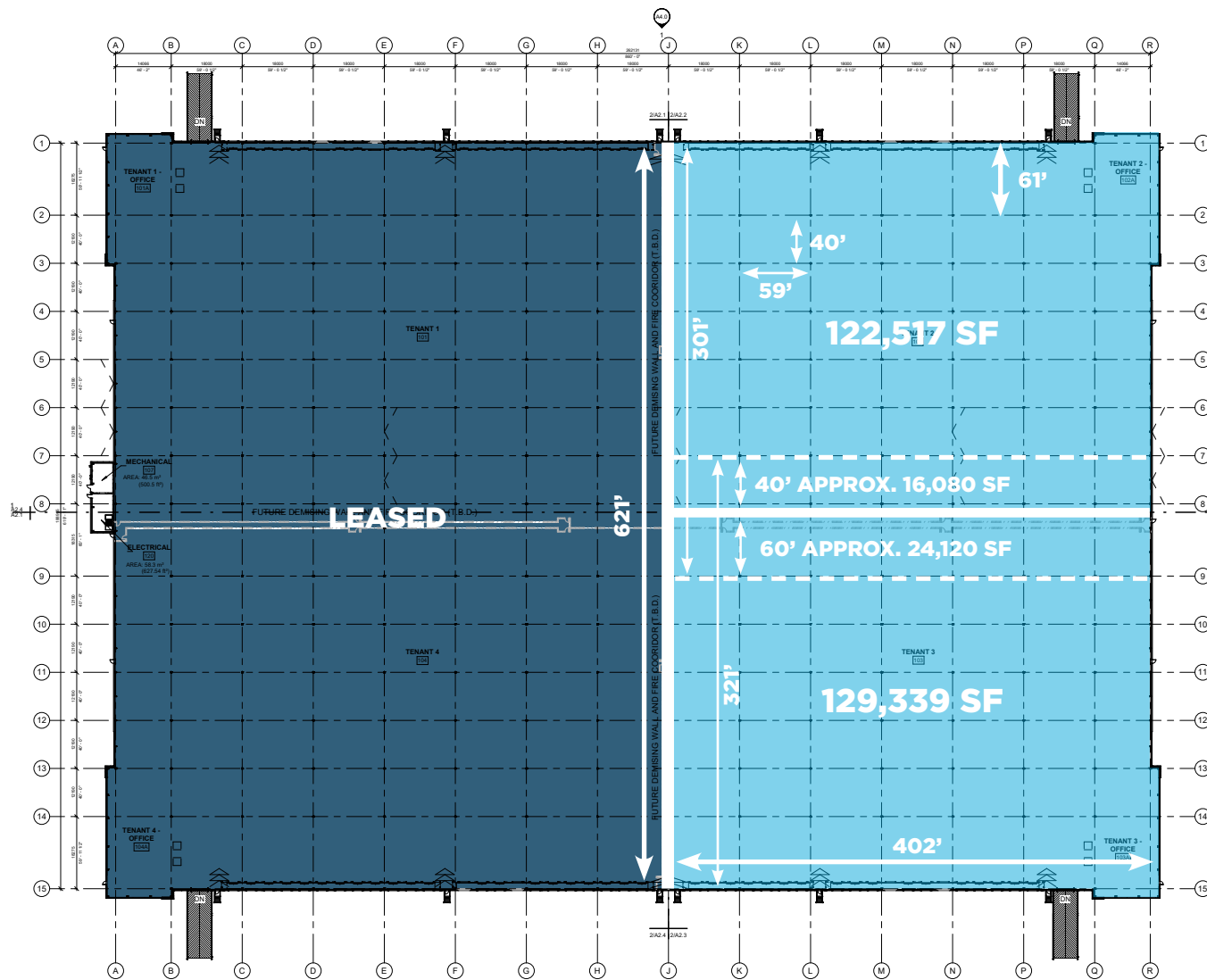
Total Available Area	251,856 SF	Ceiling Height	40’ Clear
Warehouse Size	251,856 SF	Marshalling Bay	61’
Office Size	To Suit	Bay Depth	621’ or 302’ or 321’
Sprinklers	ESFR	Typical Grid Width	59’ x 40’
Lighting	LED	Loading	38 Dock, 2 Drive-In
Power	1,000 Amp, 600 Volt	Asking Lease Rate	Market
Trailer Parking	66 Stalls	Operating Costs	\$3.04 PSF (est. 2025) Plus Management Fee
Vehicle Parking	287 Stalls	Available	Immediately

BUILDING 2 PLAN





## BUILDING 2 DEMISING OPTIONS



## TAX SAVINGS



A tenant in Building 2 would realize a property tax savings of over \$700,000 in year 1 or over \$7,000,000 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 48% 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

# ZERO CARBON

## THE LARGEST ZERO CARBON DESIGN CERTIFIED WAREHOUSE IN WESTERN CANADA

Citylink Logistics Centre Building 2 applies passive design principals to significantly reduce the amount of heating energy required to condition the facility. It involves a series of carefully planned measures to minimize heat loss, which includes adopting a high-performance building envelope, constructing air-tight assemblies, and equipping vertical dock levelers to prevent heat loss through overhead doors. The facility's ventilation system is equipped with an energy recovery ventilator that regulates and purifies fresh air by recovering lost heat from the out-going air stream, thereby reducing the energy needed in preconditioning fresh air. To promote sustainability practices, the facility harnesses roof-mounted solar photovoltaics to generate on-site energy, which offsets the remaining carbon emissions through high-quality carbon procurement practices.

## THE ZERO CARBON ADVANTAGE

- Made in Canada Standard, which aligns with climate change action goals
- Provides a high performing building to tenants with a prestigious certification
- Does not require detailed tenant lease agreement requirements to achieve/maintain certification
- Increased airtightness, fully insulated assemblies, and ventilation heat recovery

**40% ENERGY SAVINGS**

**22% ENERGY COST SAVINGS**

**11% GREENHOUSE GAS SAVINGS**

## NET EMISSIONS

### EMBODIED CARBON

Upfront carbon, use stage embodied carbon, and end of life carbon

+

### OPERATIONAL CARBON

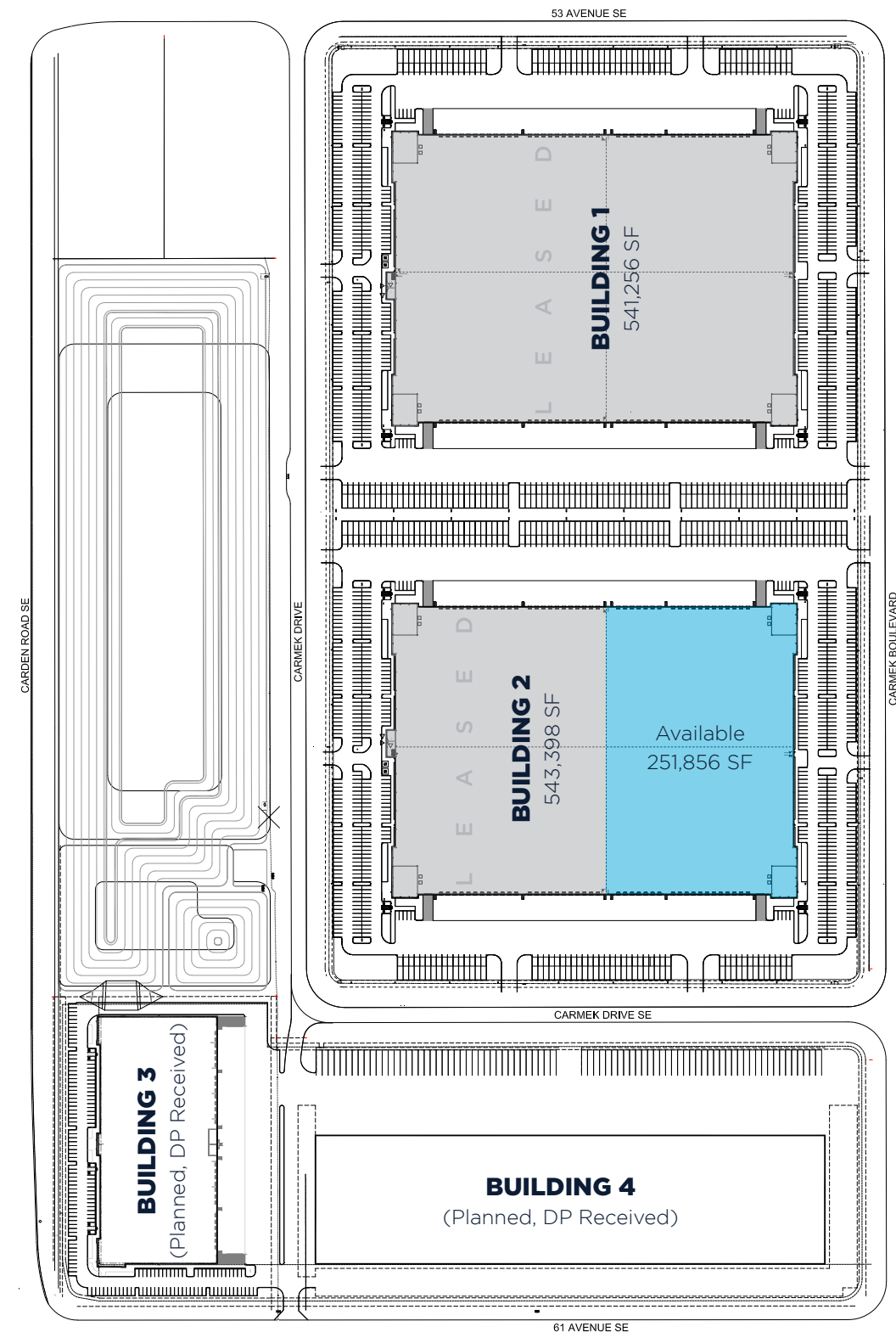
Direct emissions and indirect emissions

-

### AVOIDED EMISSIONS

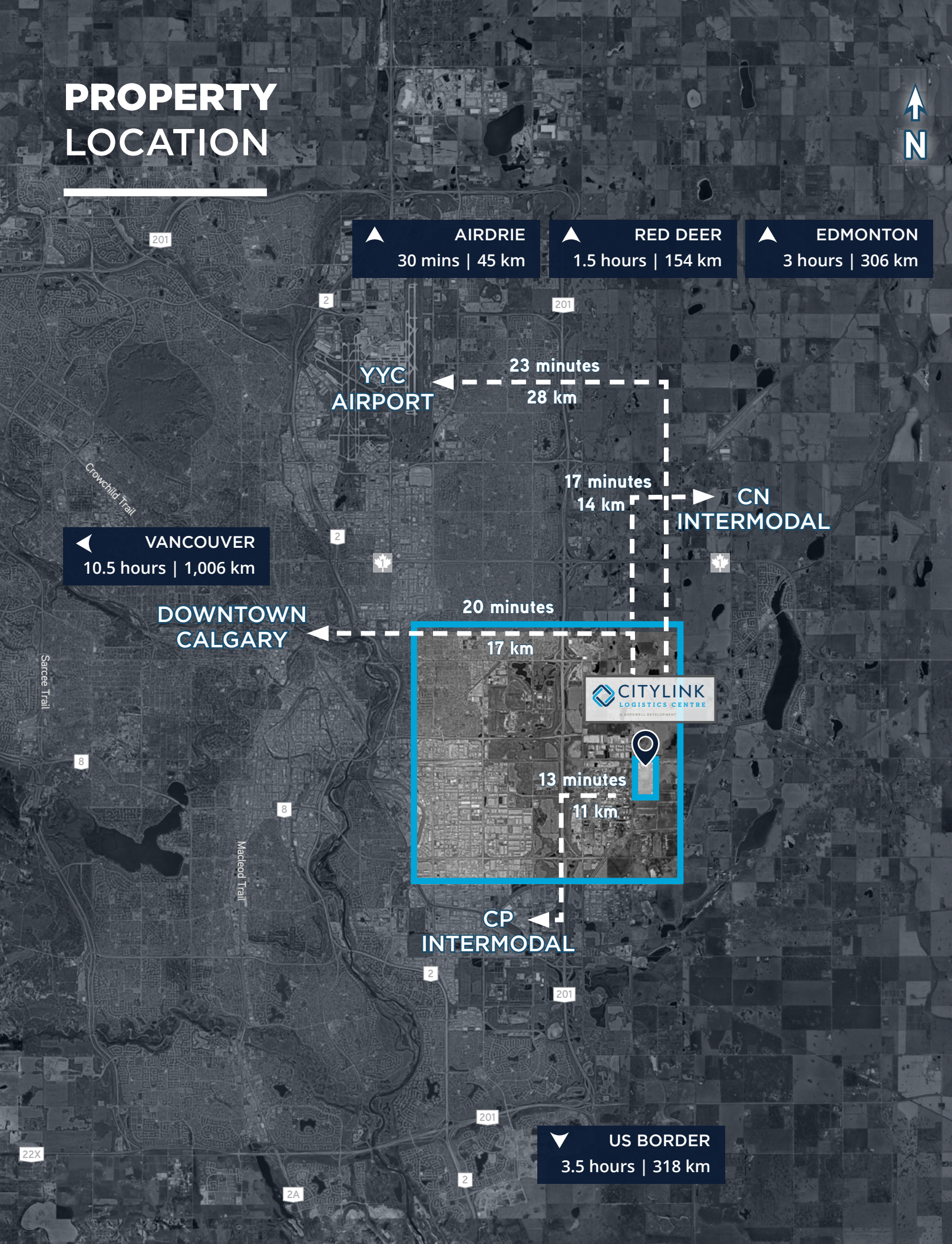
Exported green power and carbon offsets

# DEVELOPMENT





# PROPERTY LOCATION



## LOCATION HIGHLIGHTS

- › Less than 3 minutes to Glenmore Trail, Peigan Trail, and Stoney Trail accessible within 2 minutes from each
- › Direct access into Foothills Industrial Park via 61<sup>st</sup> Avenue SE flyover (8 minutes to 61<sup>st</sup> Avenue SE and 52<sup>nd</sup> 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

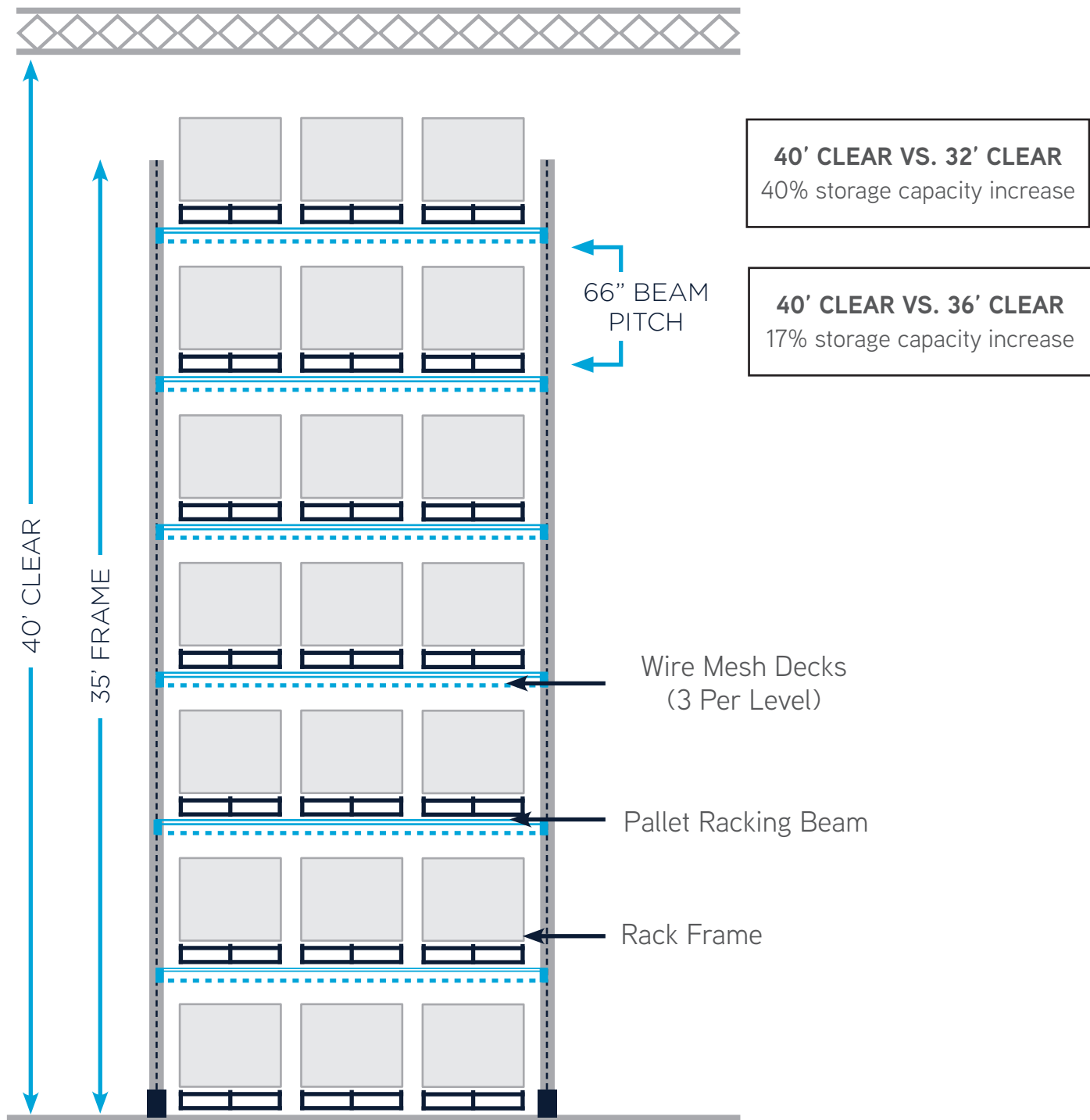




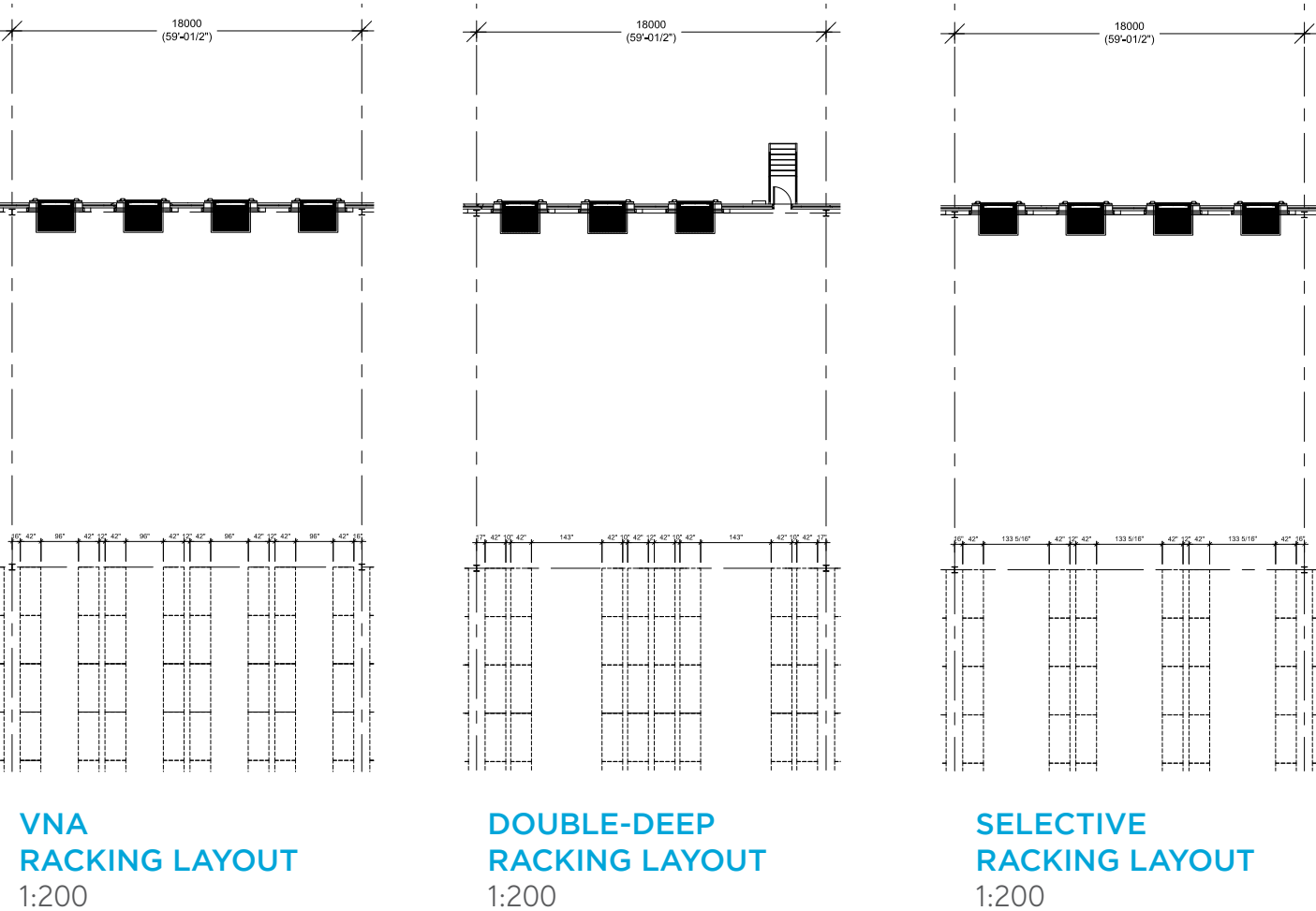
# 40' CLEAR HEIGHT

## 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



## Hopewell<sup>®</sup> DEVELOPMENT

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 DEVELOPMENT CORPORATION

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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**Hopewell**  
DEVELOPMENT

**EMCOR**  
DEVELOPMENT CORPORATION

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