

FOR LEASE

60 CARMEK DRIVE
ROCKY VIEW COUNTY, AB



A HOPEWELL DEVELOPMENT

251,856
SQUARE FEET

BUILDING 2

**SPEC OFFICE AND FORKLIFT CHARGING AREA
NOW UNDER CONSTRUCTION**



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 100th 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

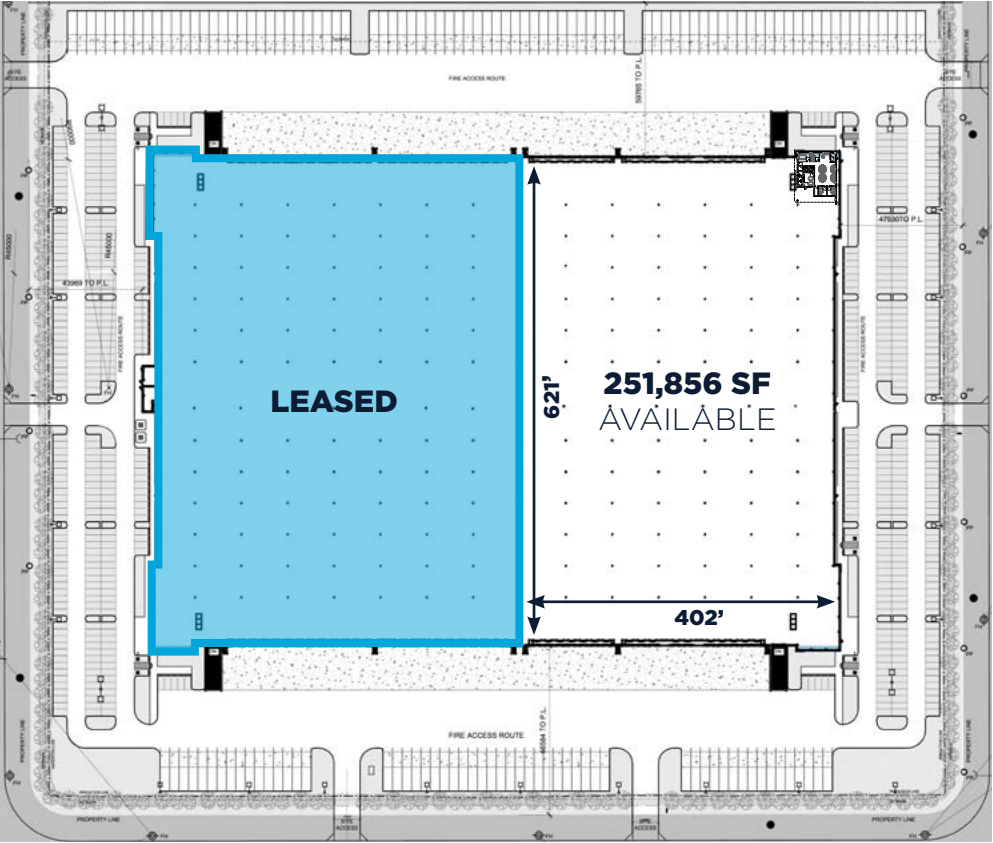


ZERO CARBON
Significant energy cost savings for tenants

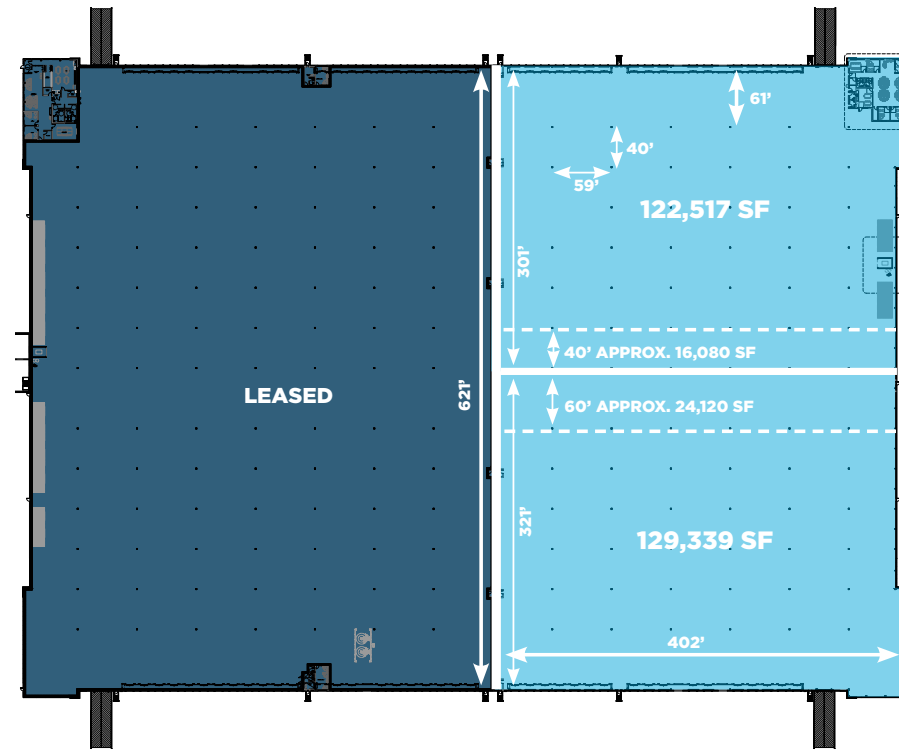
BUILDING 2 SPECIFICATIONS

Total Available Area	±251,856 SF	Marshalling Bay	61’
Spec Office Area	±3,000 SF	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
Ceiling Height	40’ Clear		

BUILDING 2 PLAN

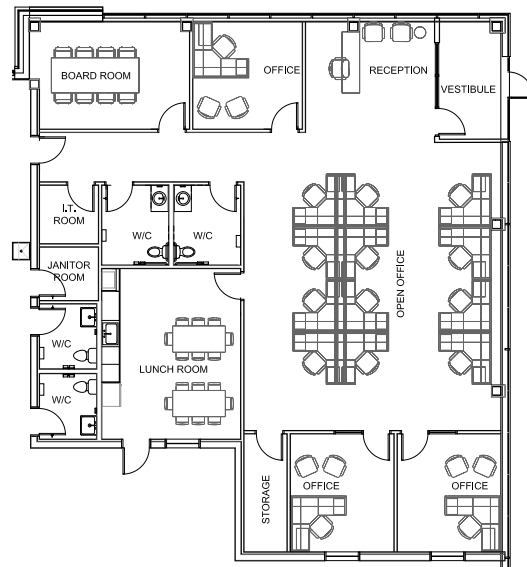


DEMISING OPTIONS



SPEC OFFICE

- ±3,000 sf spec office (underway); including 3 offices, reception area, boardroom, lunchroom, IT and janitor closets, storage area, separate warehouse and office washrooms, and ample open office area.



INTERIOR IMPROVEMENTS

Tenant improvements include the installation of a ±3,000 sf office complete with an 800 amps panel with the option to add a 200-amp panel for a single tenant, existing base building make-up air, an additional HVAC to support 5 MHE (forklift chargers), a scrubber dump, and an eyewash/shower station, scheduled for completion in Q4 2025.

TAX SAVINGS

ROCKY VIEW COUNTY ADVANTAGES

Citylink Logistics Centre is located within Rocky View County, the leading municipality for distribution growth in the greater Calgary area. The non-residential **property tax rate for Rocky View County is 49.79% lower** than that of the City of Calgary, resulting in substantial savings for businesses operating within the County. The forecasted tax differential between a proposed 500,000 square foot building in the City vs. Rocky View County is approximately \$2.29 psf per year over a 10-year lease term. **In the immediate term, the differential is \$1.35 psf, equating to \$676,483 per year – or more than \$6.8M in tax savings over a 10-year term.**

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

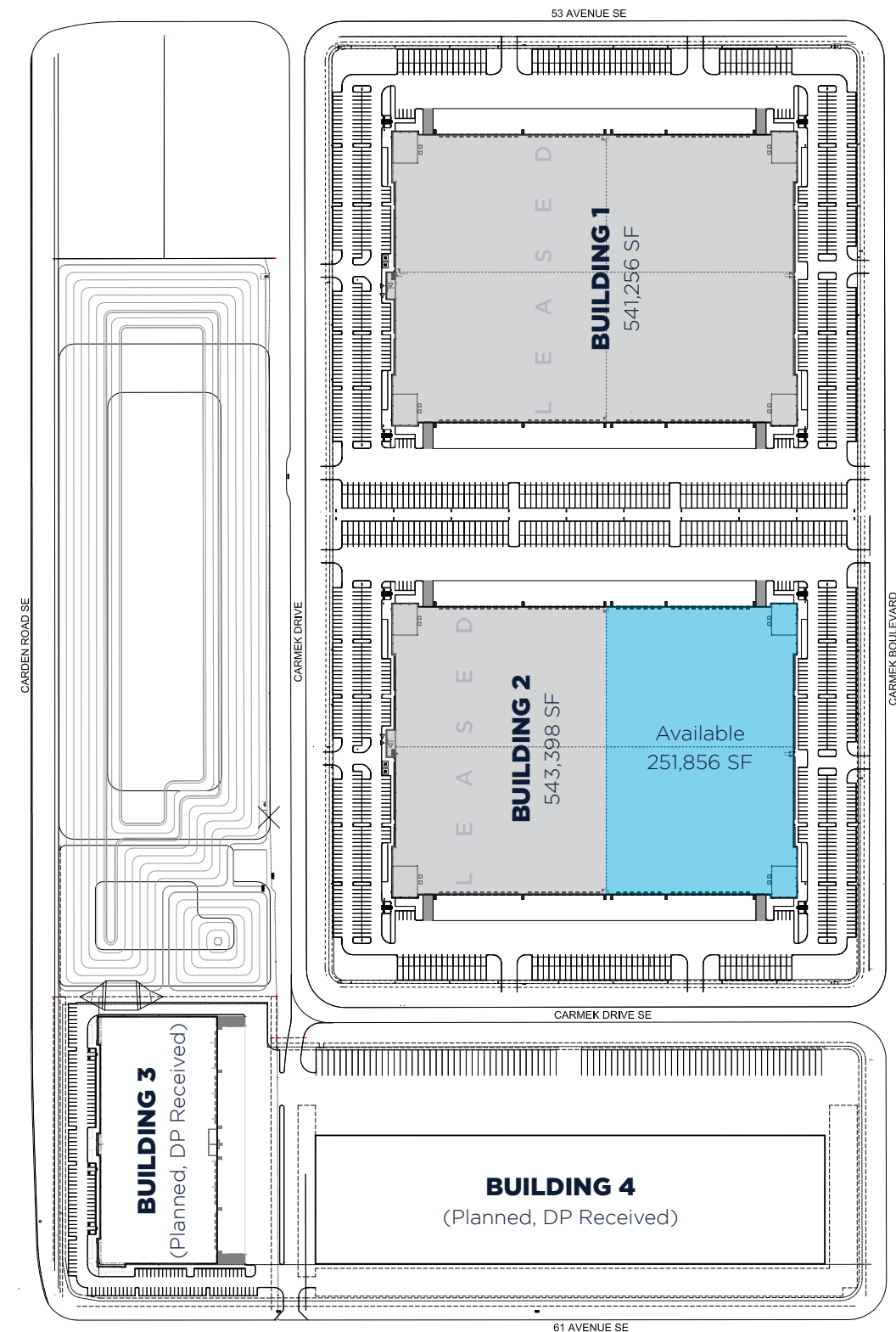
Direct emissions and indirect emissions

-

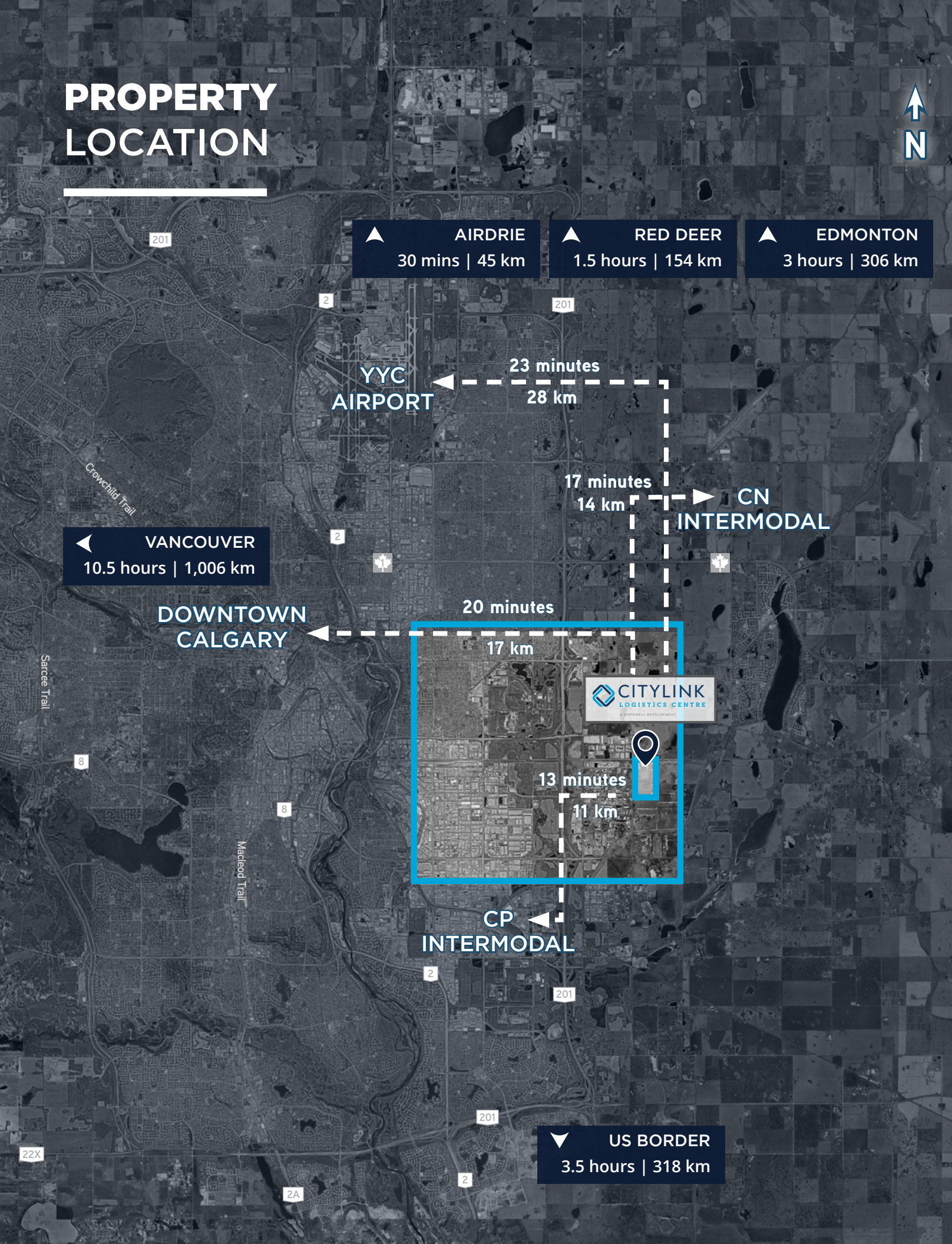
AVOIDED EMISSIONS

Exported green power and carbon offsets

DEVELOPMENT



PROPERTY LOCATION



LOCATION HIGHLIGHTS

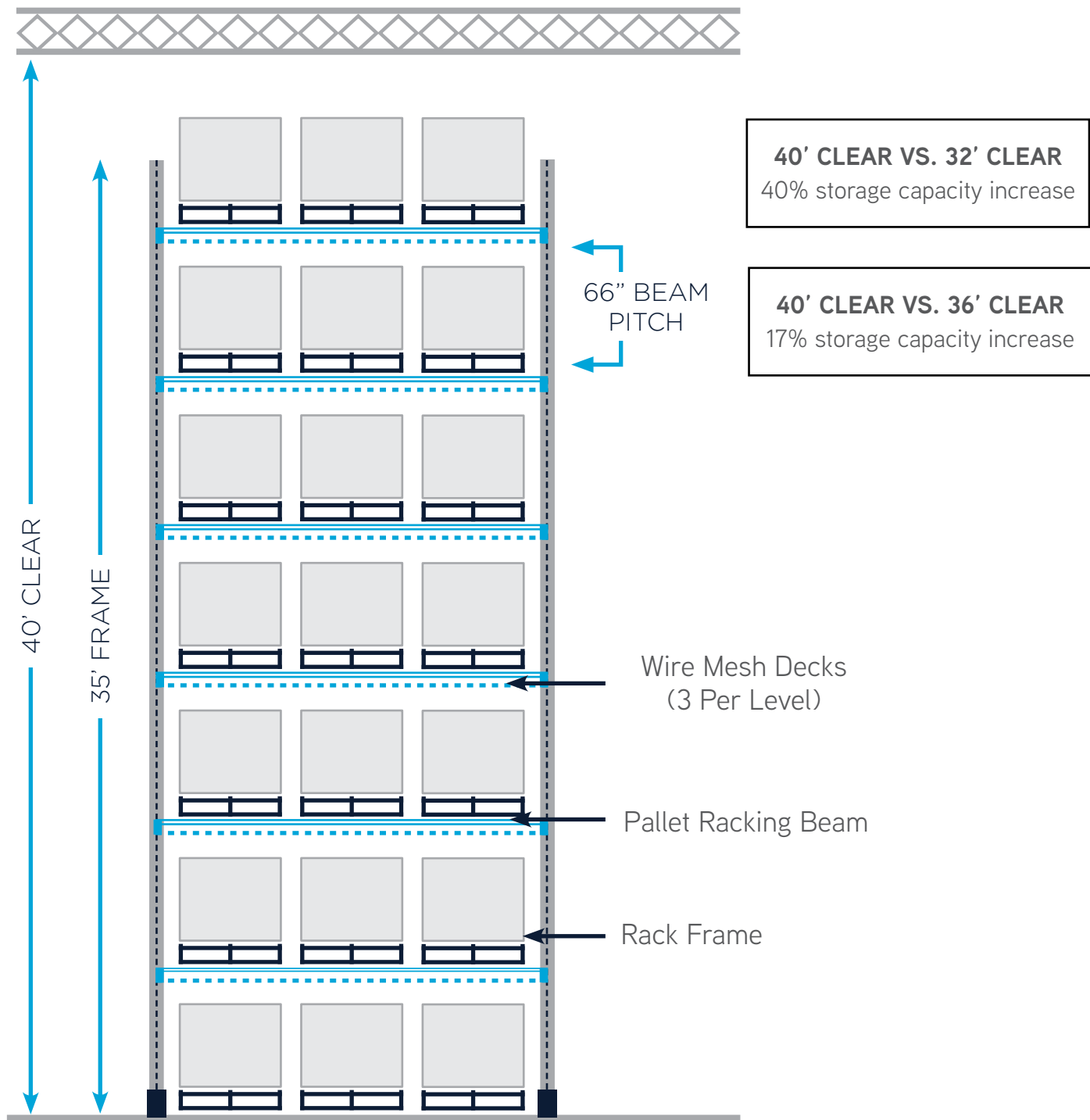
- › Less than 3 minutes to Glenmore Trail, Peigan Trail, and Stoney Trail accessible within 2 minutes from each
- › Direct access into Foothills Industrial Park via 61st Avenue SE flyover (8 minutes to 61st Avenue SE and 52nd Street SE intersection)
- › Close proximity to Calgary trucking community,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



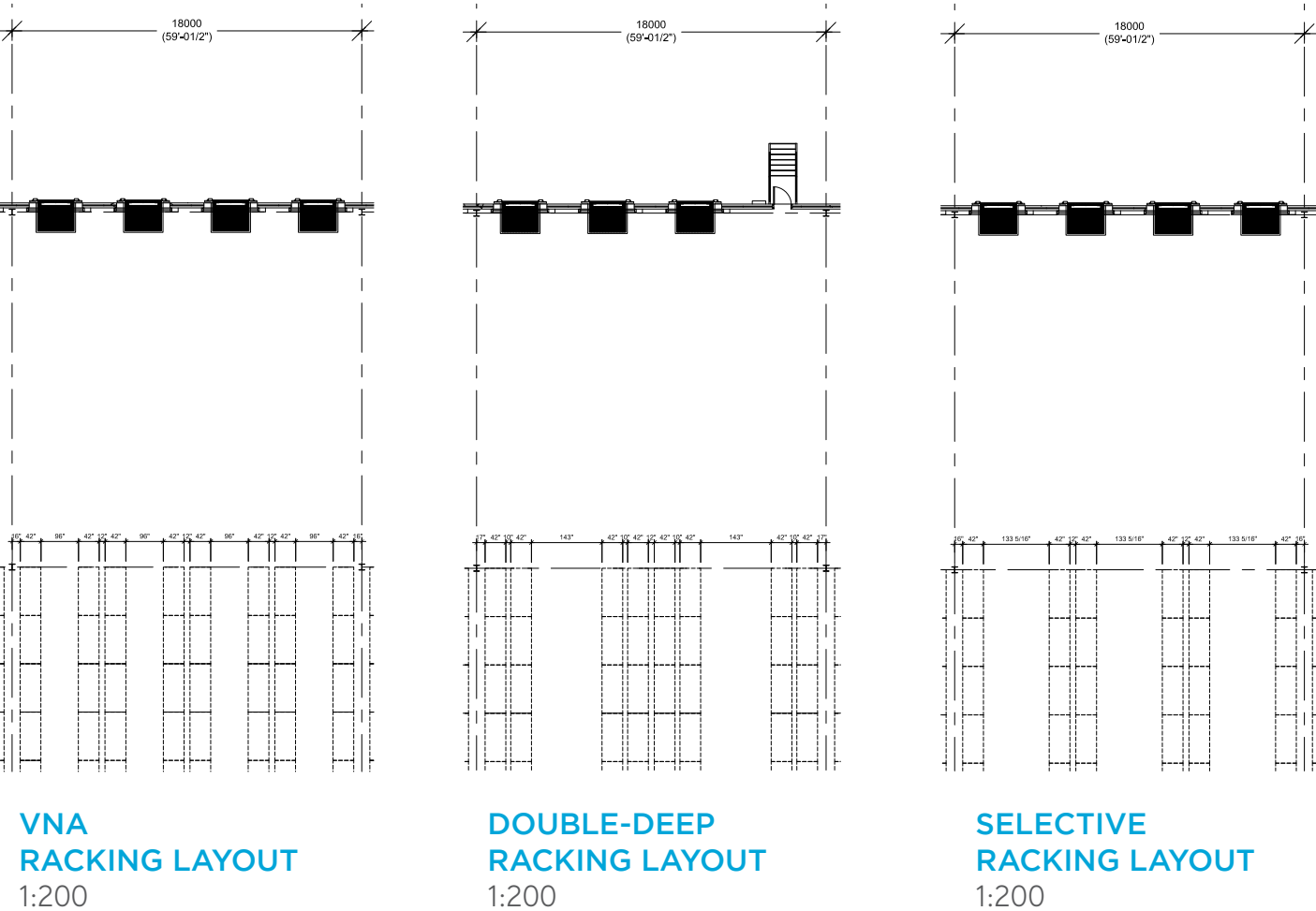
40' CLEAR HEIGHT

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



Hopewell[®] 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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