



A HOPEWELL DEVELOPMENT

292028 CROSSPOINTE ROAD, ROCKY VIEW COUNTY, AB

FOR LEASE

86,343 Sq Ft of
Industrial Space with
2,502 Sq Ft of Office

Developed By

Hopewell[®]
DEVELOPMENT

Marketed By

CBRE

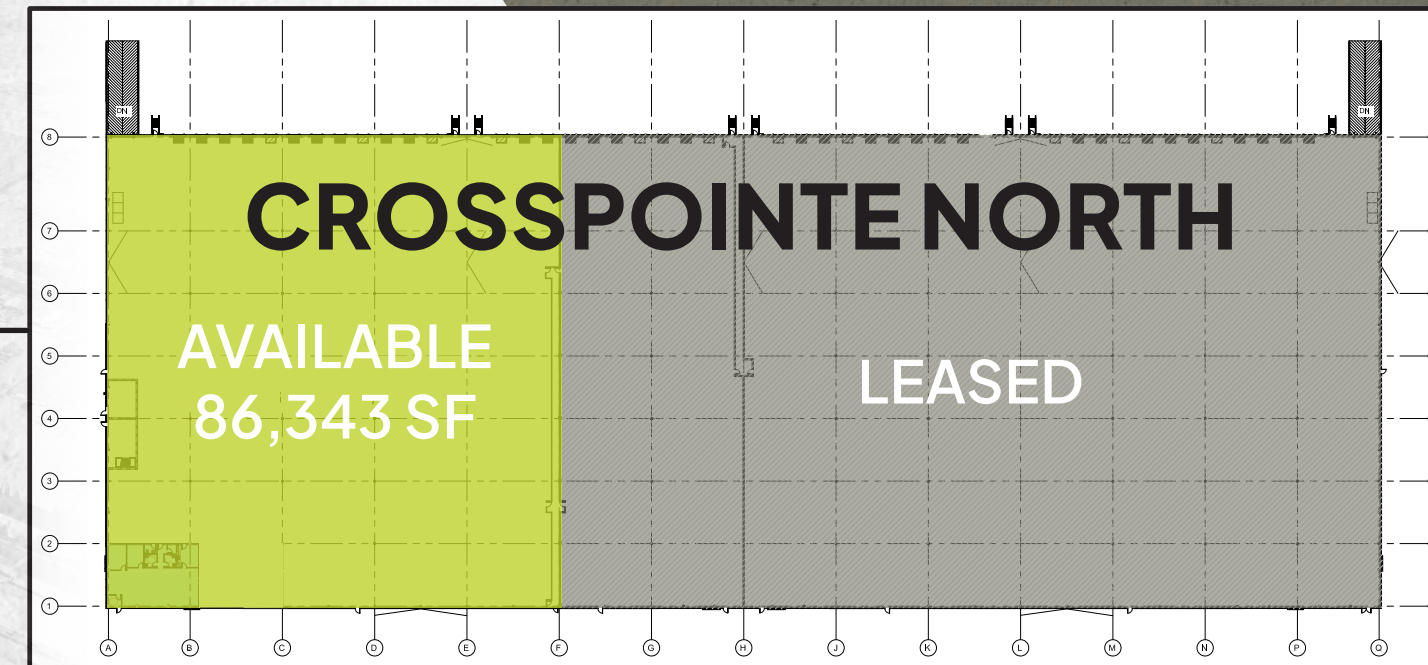




THE OPPORTUNITY

Crosspointe North is a 247,613 square foot warehouse/distribution facility on 14.96 acres that features 40' clear ceiling heights, 59' bay widths, 60' marshalling bays, ample dock loading and trailer parking. The remaining 86,343 square feet within Crosspointe North presents businesses with an opportunity to make the 160-acre first class industrial park their new home.

Crosspointe Industrial Park is strategically positioned within the fast-growing East Balzac area of the MD of Rocky View and just north of Calgary city limits. East Balzac offers significant property tax savings of approximately 50% when compared to the City of Calgary.



HOPEWELL'S GREEN POLICY

As one of Canada's largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

We support the principles of sustainable development and integrate the following considerations into our core business activities:

- + Sustainable Sites
- + Water Efficiency
- + Energy & Atmosphere
- + Materials & Resources
- + Indoor Environmental Quality

Contact us today to learn more about the many features of the Crosspointe North development that reflect our Green commitment.

LEED CERTIFIED

+ Designed for "LEED® Certified for Core & Shell Development certification.

+ Regional materials selected to meet LEED® certification criteria

+ Rooftop solar energy panels

+ Low VOC emitting materials

+ LED type bulbs (zero mercury)

+ Electric car charging stations

+ Recycle and garbage enclosures

+ Water efficient landscaping

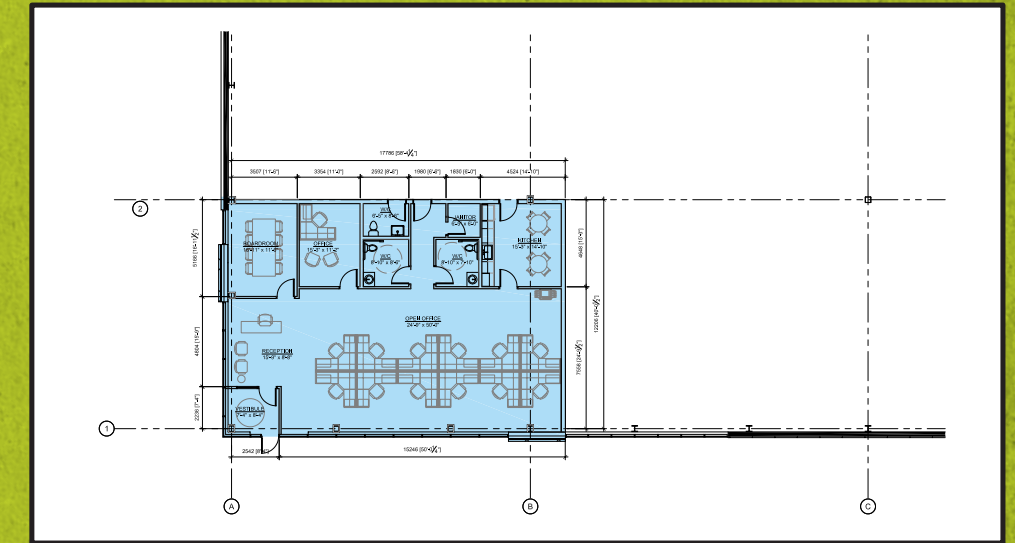


PROPERTY DETAILS

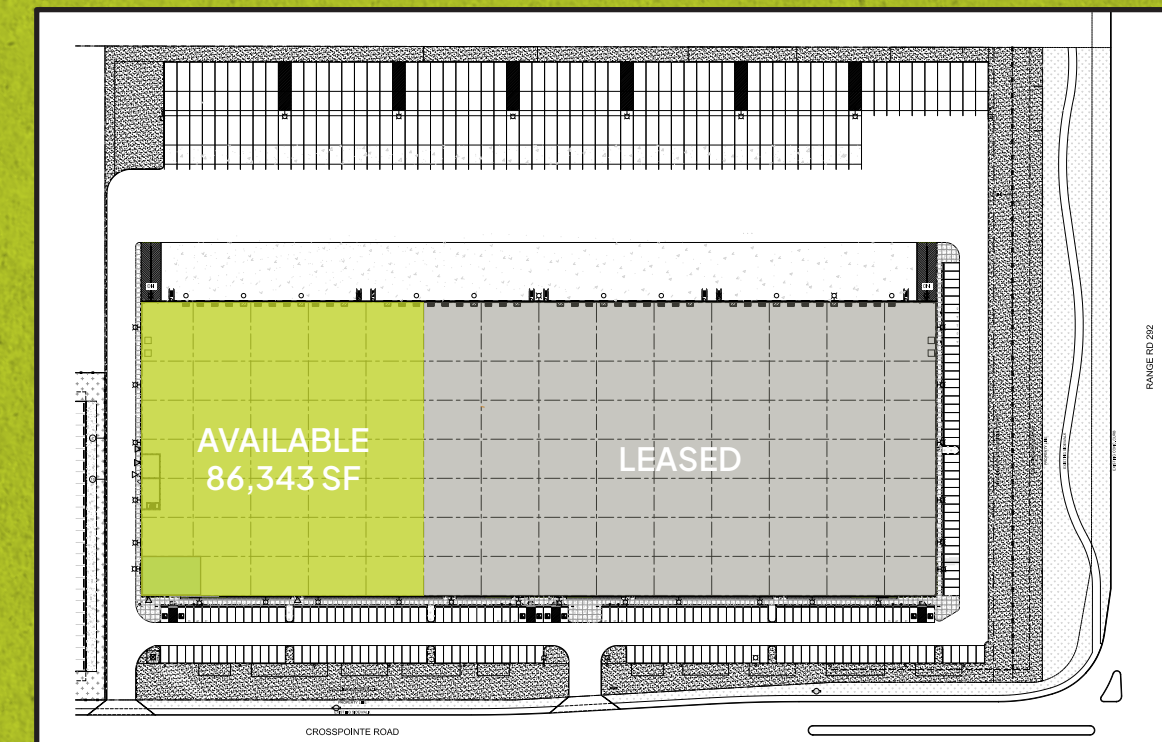
- + 86,343 square feet available
- + 2,502 square feet of office built-out with potential for additional 2,149 square feet
- + Building Depth of 300'
- + Typical grid 59' & 40'
- + 60' deep marshaling bay
- + 40' clear ceiling heights
- + ESFR sprinkler system
- + LED Lighting to 30 FC
- + 8" floor slab, capable of 20,000 lb single leg racking load
- + 38 trailer stalls
- + 2024 budgeted operating costs: \$2.18 PSF estimate (not incl. mgmt. fee)
- + 11 - 9' x 10' dock loading with 40,000 lb hydraulic levellers at each door
- + 1 - 14' x 16' drive in doors with concrete ramp
- + 400 amp 600 volt power
- + Telus PureFibre available
- + Zoned DC-99, Cell C allowing for general warehouse, distribution, light manufacturing
- + 14.96 acre site



OFFICE FLOOR PLAN



SITE PLAN



PROPERTY PHOTOS



LOCATION

Ideally located between two flourishing cities and backed by Hopewell's class-leading reputation for superlative design and quality, Crosspointe Industrial Park sets a new standard in Alberta's industrial development landscape.

With Calgary—Alberta's largest city—to the south, Crosspointe positions tenants for easy access to the customers, employees and transportation routes that set the stage for long-term success. Perfectly situated with direct access to Stoney Trail, Deerfoot Trail and the QE2 Highway, tenants can expect to gain a competitive transportation advantage. The potential for on-site trailer parking and drive-in availability further enhances the development's appeal for tenants who require maximum utility and flexibility. This location also offers a superior tax advantage as there is no business tax and lower realty taxes as compared to Calgary.

Amenities in the area include CrossIron Mills shopping centre with restaurants and food court as well as many stand alone restaurants in the immediate area.



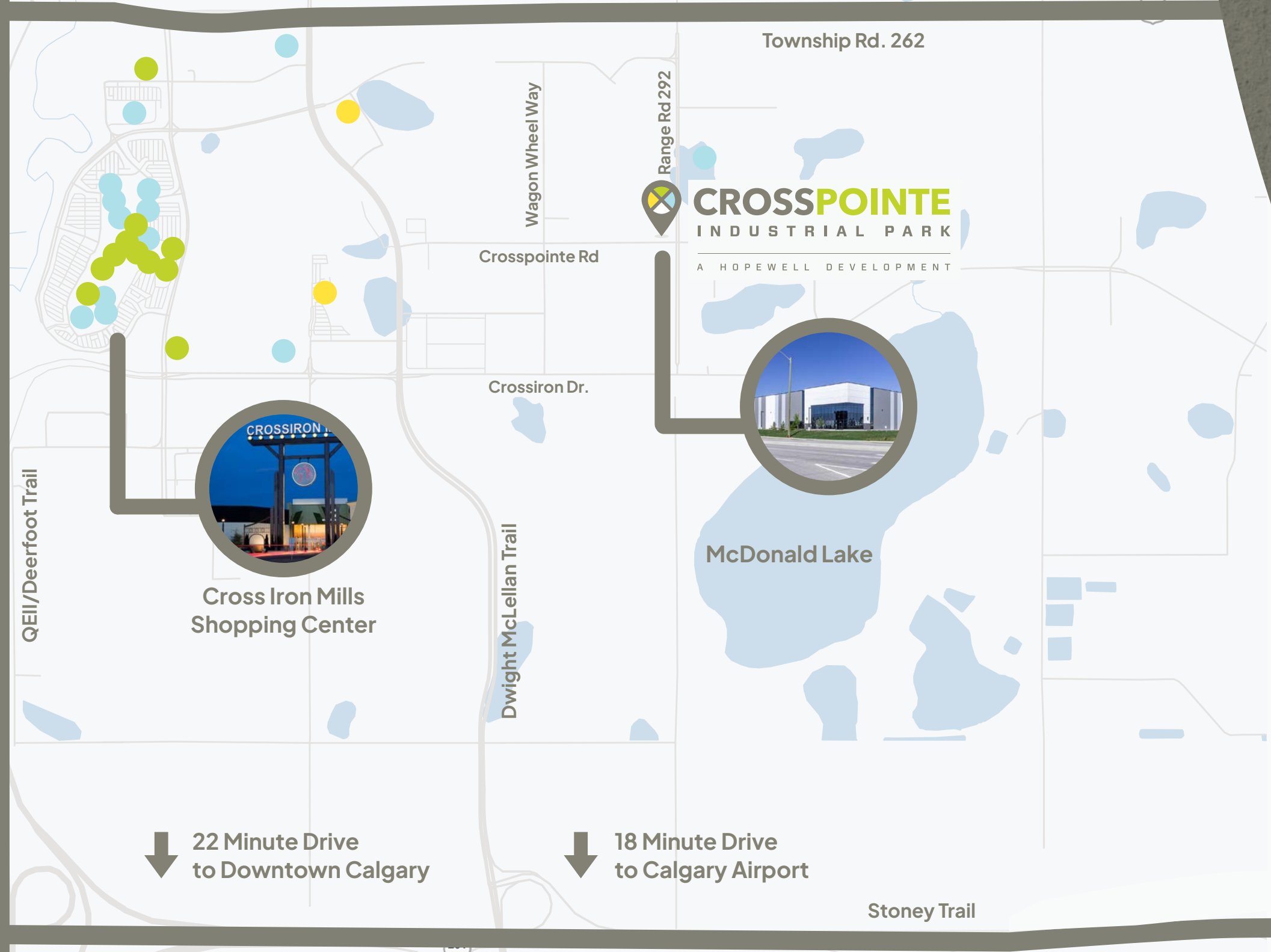
CAFES



RESTAURANTS



RETAIL



THE PROJECT



Crosspointe North is located within Crosspointe Industrial Park which is a 160-acre first class industrial park site that is being developed to host a wide variety of quality industrial, distribution and logistics tenants.

Strategically positioned within the fast-growing East Balzac area of the MD of Rocky View and just north of Calgary city limits, Crosspointe is only minutes from the QE2 Highway that links Calgary and Edmonton. Just 2.5 kilometers north of the Stoney Trail/Deerfoot Trail interchange, the development offers convenient access for freight deliveries, employees and customers.

THE DEVELOPER



THE NAME TO TRUST
FOR QUALITY & SERVICE
HOPEWELL DEVELOPMENT

A reputation built on performance.

Headquartered in Calgary with offices in Winnipeg, 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.



CROSSPOINTE

INDUSTRIAL PARK

A HOPEWELL DEVELOPMENT

IAIN FERGUSON

Vice Chairman

403 750 0803

iain.ferguson@cbre.com

***LEAD**

LUKE HAMILL

Senior Vice President

403 294 5707

luke.hamill@cbre.com

***LEAD**

CAMERON WOODS

Vice President

403 303 4562

cameron.woods@cbre.com

BLAKE ELLIS

Vice President

403 750 0519

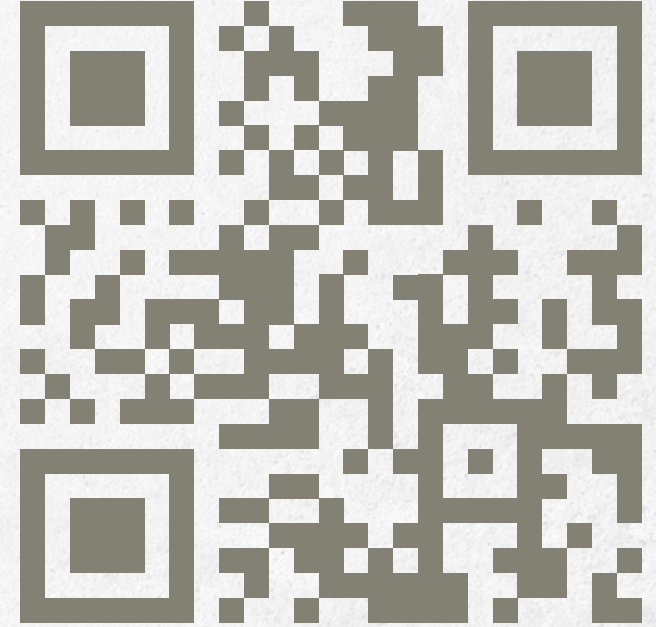
blake.ellis@cbre.com

EVAN RENWICK

Vice President

403 750 0807

evan.renwick@cbre.com



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DEVELOPMENT

CBRE

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