

Building 2A | 259,958 SF | 3,150 SF spec office



# INTERLINK LOGISTICS PARK

LEASE OPPORTUNITIES



**BUILDING 2A** | 292179 Nose Creek Boulevard, Rocky View County, AB



HOPEWELL - IN ALL THE RIGHT PLACES<sup>TM</sup>



# INTERLINK LOGISTICS PARK

## BUILD TO SUIT & LEASE OPPORTUNITIES

CURRENT PROPERTY TAX SAVINGS OF **\$1.27 PSF VS CITY OF CALGARY**  
(ESTIMATED TO GO TO \$1.72 IN 10 YEARS)

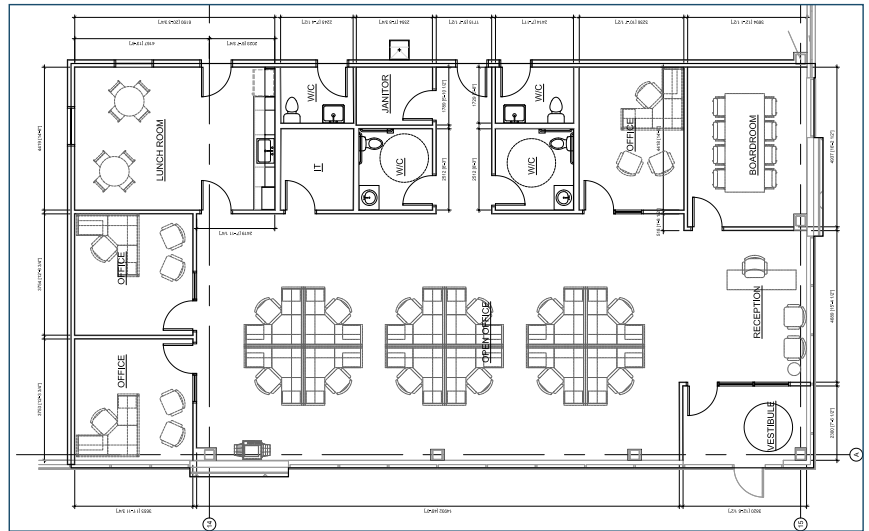
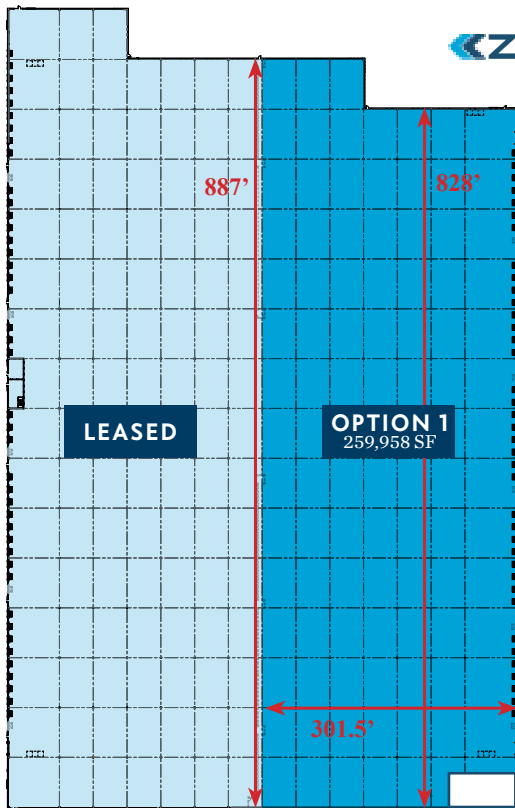
## STRATEGIC ADVANTAGE

Located immediately north of the Calgary city limits, within the growth-oriented East Balzac area of the MD of Rocky View, Interlink Logistics Park can host a wide variety of quality industrial, distribution and logistics tenants in single and multi-tenant building configurations.

Ideally positioned as a distribution hub servicing western Canada, this 150-acre first class industrial development offers unparalleled access to rail and air transportation, access to national highway systems and proximity to the U.S. border, expediting transportation from Calgary throughout North America. Rocky View County also offer significant tax savings. The forecasted tax differential between a proposed 500,000 square foot building in Calgary vs. Rocky View County is approximately \$1.27 psf per year over a 10-year lease term. The resulting estimated average savings equate to 636,000 per year or over \$6.4M over a 10-year term. It's easy to see why major companies like Amazon, Home Depot, Walmart, Lowe's, Smuckers, Sobey's, Campbell's Food and Gordon Foods have established distribution centers here.

East Balzac has become western Canada's newest e-commerce fulfillment and warehouse distribution power centre. Position your business in the heart of this premier development – contact Hopewell today to secure your space in Interlink Logistics Park.

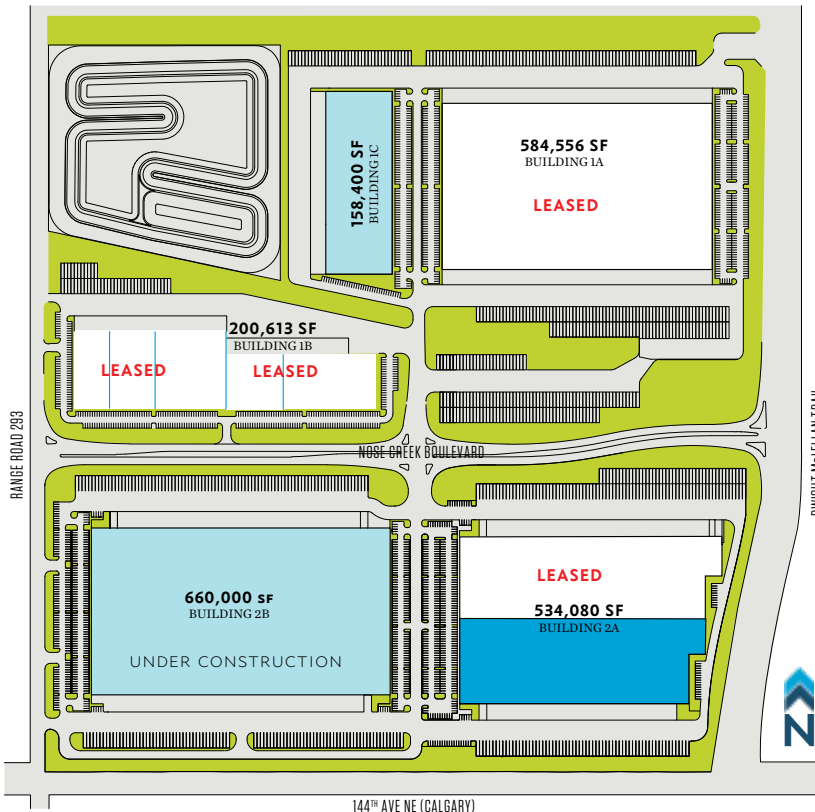
# FLOOR PLAN & SPEC OFFICE



## IMPROVEMENTS COMPLETED

- 3,150 sf spec office including 3 offices, reception area, boardroom, lunch room, IT and janitor closets, separate warehouse washroom and ample open office area.
- Charging station and make-up air to accommodate up to 15 battery chargers
- Scrubber dump
- Power upgrade to 1,000 amp 600 volt

# SITE PLAN



# DESIGNED TO GIVE YOUR BUSINESS THE COMPETITIVE EDGE

## BUILDING 2A | VACANCY DETAILS

- 259,958 square feet
- 3,150 square foot spec office
- 301.5' depth
- 40' clear ceiling height
- 59' x 40' grids
- 61' marshaling bay depth
- 64 trailer parking stalls
- 161 on-site car parking stalls
- 38 - 9' x 10' dock loading with 40,000 lb hydraulic levelers at each door
- 2 - 14' x 16' drive in doors with ramp
- Budgeted Op Costs (2025): \$2.92 (not incl. mgmt. fee)

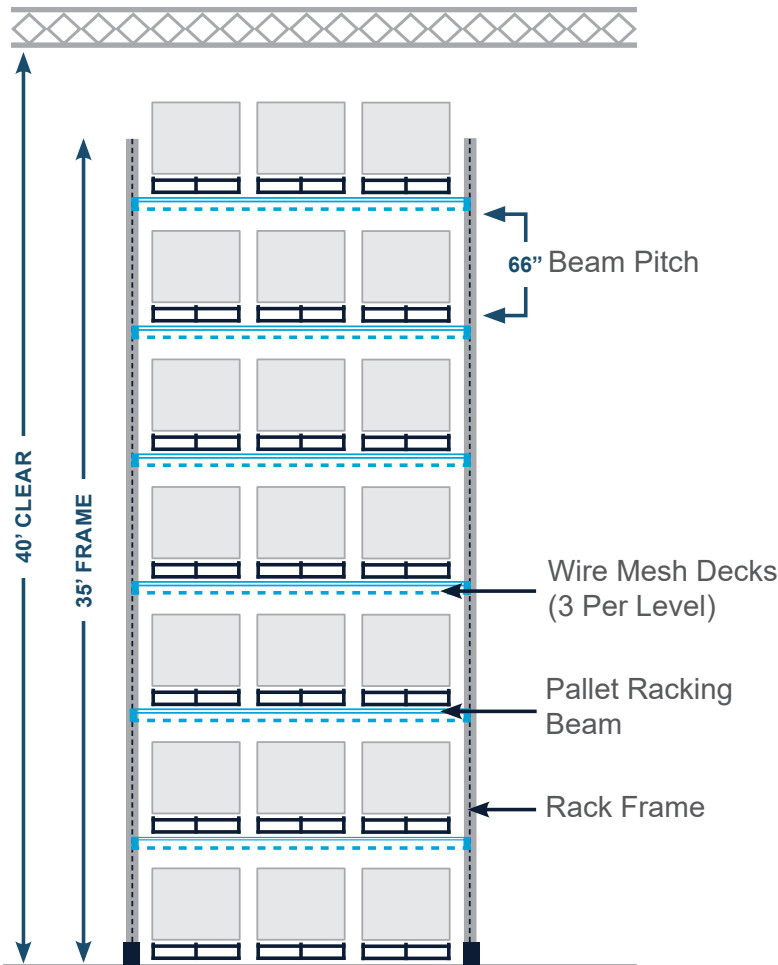




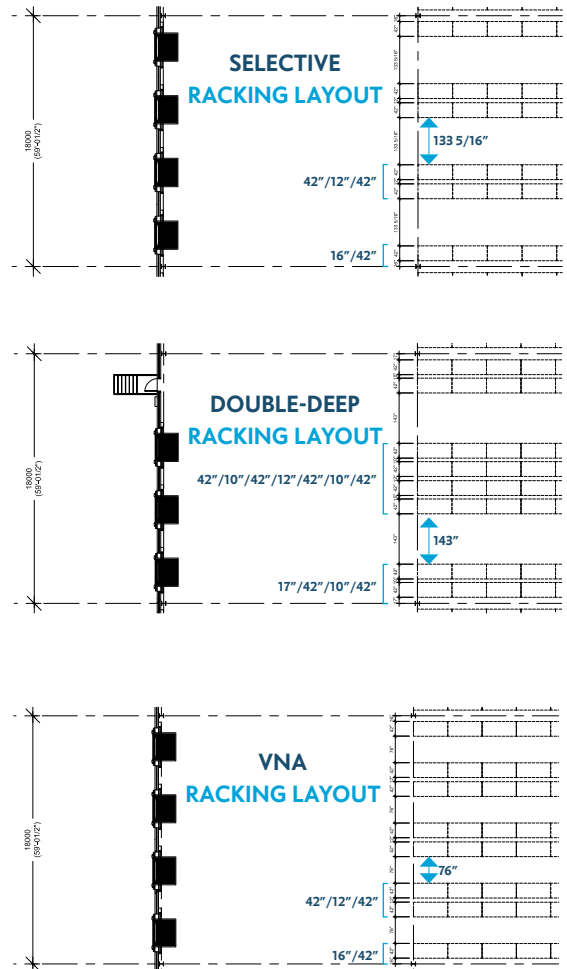
## 40' CLEAR HEIGHT

**40' CLEAR VS. 32' CLEAR**  
 40% storage capacity increase

**40' CLEAR VS. 36' CLEAR**  
 17% storage capacity increase



## RACKING LAYOUTS ON 59' WIDE BAY



# FUNCTIONAL DESIGN, OUTSTANDING QUALITY

## DEVELOPMENT SPECIFICATIONS

- Heavy duty paving in loading areas and in trailer storage areas
- Truck aprons extend full width of loading doors to 55' out
- All truck shipping/receiving areas to be 55' deep with minimum 6" concrete placed over 12" compacted gravel
- R-30 EPDM roof membrane with gravel ballast
- Exterior walls pre-cast Concrete Sandwich Panel with exterior Painting Finish and min R-20 Polystyrene insulation
- 5' x 5' punched windows along the dock loading area
- 9' x 10' overhead doors complete with 40,000lb 7'x8' deep hydraulic dock levelers and bumpers
- ESFR Sprinkler system
- Gas fired suspended unit heaters along the front glazing and gas fired radiant heaters throughout the balance of the warehouse
- LED lighting in the warehouse providing 30 FC
- 8" floor slab, capable of 20,000 lbs single leg racking load
- Telus PureFibre available
- DC Cell-99 Zoning

## 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 Interlink Logistics Park that reflect our Green commitment.

## HOPEWELL DEVELOPMENT

# *A Reputation Built on Performance*



# EXACTLY WHERE YOU NEED TO BE

## LOCATION BENEFITS

Backed by Hopewell's outstanding reputation for design and quality, Interlink Logistics Park is perfectly positioned in the East Balzac distribution hub for access to the customers, employees and access routes that are essential for long-term success.

Tenants will be drawn to the development's undeniable transportation advantages. With Calgary just minutes to the south, Interlink enjoys direct access to Alberta's largest city and points beyond via the Stoney Trail ring road, Deerfoot Trail and the QE2 and Trans-Canada highways. Grow your business with an address at Interlink Logistics Park – the smart decision that will put your business on the map.

**107,500 TONNES OF CARGO** WENT THROUGH YYC CALGARY INTERNATIONAL AIRPORT IN 2022

**75% OF ALBERTA'S AIR CARGO** SHIPMENTS GO THROUGH **YYC AIRPORT**

**50 MILLION PEOPLE** CAN BE REACHED WITHIN A **DAYS DRIVE**

**CARGO** CAN BE TRANSPORTED ANYWHERE WITHIN **48 HOURS**

## OUTSTANDING ACCESS TO KEY TRANSPORTATION ROUTES





## THE NAME TO TRUST FOR QUALITY & SERVICE 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.

**Learn more about the Hopewell difference today**

[hopewelldevelopment.com](http://hopewelldevelopment.com)

**LEASING INQUIRIES**

**CONTACT US TODAY  
FOR MORE INFORMATION**



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