CITYLINK
LOGISTICS CENTRE

PHASE 2 | FOR LEASE

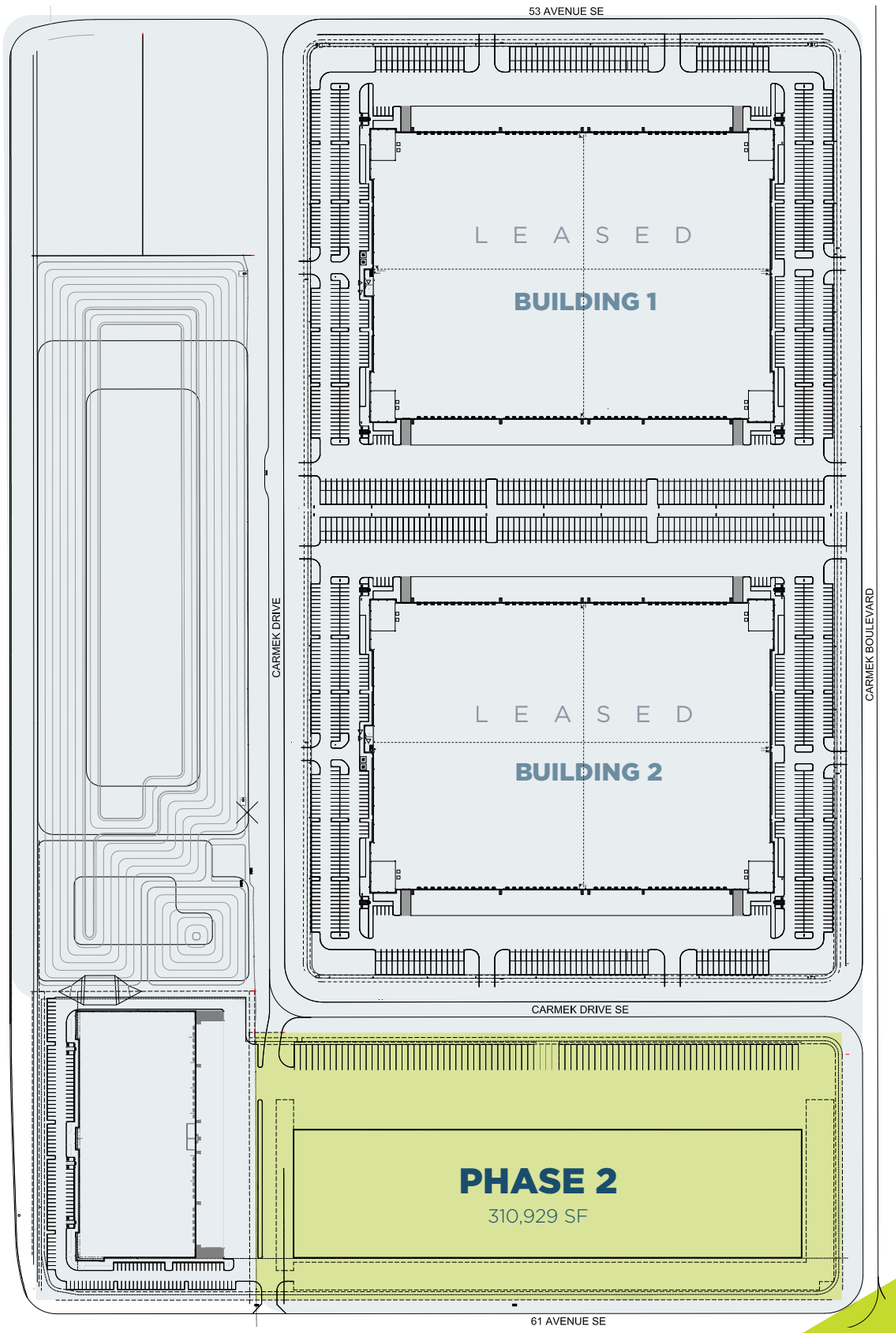
310,929 SQUARE FEET



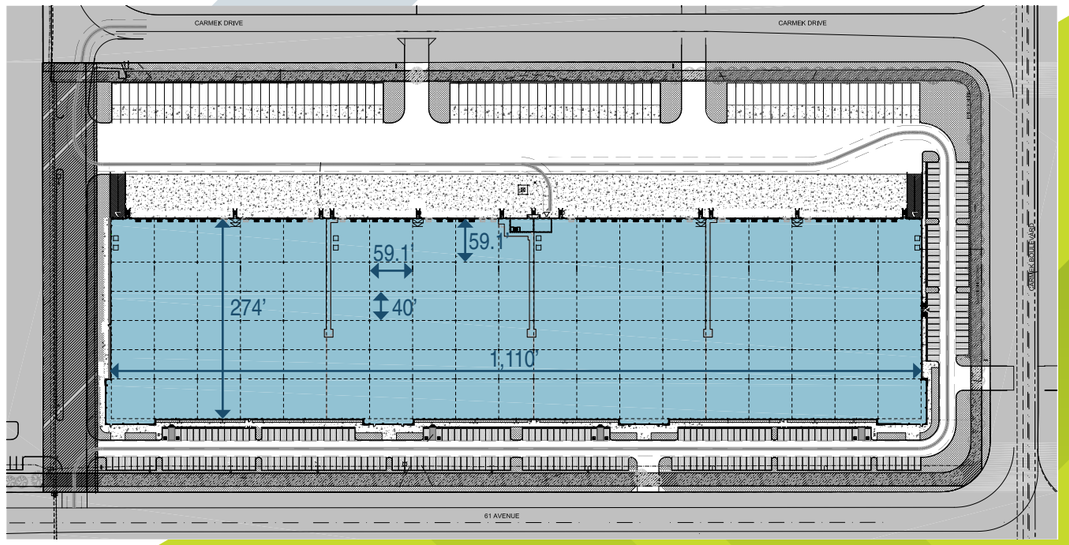
Hopewell DEVELOPMENT | DAYHU GROUP OF COMPANIES | Colliers

CITYLINK
LOGISTICS CENTRE

PHASE 2



Municipal Address	284228 - 61st Avenue	**Power**	2,000 Amp, 600 Volt
District	Rocky View County	**Trailer Parking**	77 Stalls
Zoning	DC-153 Cell A	**Ceiling Height**	40' Clear
Total Available Area	310,929 SF	**Bay Depth**	274'
Warehouse Size	310,929 SF	**Typical Grid Width**	59.1' x 40'
Office Size	To Suit	**Loading**	46 Dock, 2 Drive-In
Site Size	16.54 Acres	**Asking Lease Rate**	Market
Sprinklers	ESFR	**Operating Costs**	$3.15 PSF *+ Management Fee* (est. 2027)
Lighting	LED	**Available**	July 2027



COMMENTS

- Hopewell Development currently under construction with July 2027 delivery.
- Best-in-class new development opportunity in Rocky View County.
- Ample loading, trailer parking, and passenger parking combined with multiple access points to maximize accessibility.
- Premier park in Rocky View County with quick access to the City of Calgary and Stoney Trail.



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, Modine, Metro 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 services including storm, sewer, and water to each building through a state-of-the-art utility corporation.

Park Services & Connectivity

Citylink Logistics Centre is a fully serviced site as the property is not required to have its own water wells, or deal with septic fields etc., like the adjacent areas to the West. Rocky View Utility (RVU) is the local private utility provider for the lands at Citylink Logistics Centre. RVU is privately run and operated providing full servicing to the site. This includes Sanitary, Storm, Fire and Water. This utility company was created under a Franchise agreement with Rocky View County (RVC) and is approved by the Alberta Utilities Commission. In the unlikely event that RVU fails, the company is wholly backstopped by RVC.

RVU was created to provide services that RVC could not directly tax and afford to upgrade for areas outside of their service limits. Emcor engaged RVU to provide services to their Carmek Park. To the North of Citylink is the Fire Pump and fire service. This provides all municipal level pressures, the same way RVC or Calgary would provide pressurized water and fire which exist within the Carmek Drive roadway system.

- **ATCO (Gas) service exists within the road right-of-way.**
- **Enmax (Elec) service through a combination of overhead and underground service along 61st, Garden and Carmek Drive.**
- **Telus Fibre (Telecom) service exists along the same roadways.**

About the Development Team

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.

hopewelldevelopment.com

DAYHU GROUP OF COMPANIES

The Dayhu Group of Companies (“Dayhu”) is a leading real estate investment, management, and development company with more than 4 million square feet of industrial, commercial, and retail properties across Western Canada. Privately held and locally owned for more than 60 years, Dayhu has built a generational portfolio of modern distribution facilities and long-standing partnerships with local, national, and international tenants. The company is committed to delivering best-in-class property management and creating lasting value for its tenants and communities.

Community investment is a core part of Dayhu’s business and culture. Through the Dayhu Family Foundation, the company supports a broad range of social, philanthropic, and charitable initiatives that strengthen the communities in which it operates.

dayhu.com



CITYLINK
LOGISTICS CENTRE

KEY BENEFITS

TAX ADVANTAGE
Significant tax savings compared to the City of Calgary

FULLY SERVICED
Full services including potable water, sanitary, and fibre optic

ACCESSIBILITY
< 3 minutes to Glenmore, Peigan & Stoney Trail

LOCATION
Centrally located in the SE between the CN and CP intermodal yards



TAX SAVINGS

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

THE NON-RESIDENTIAL PROPERTY TAX MILL RATE IN ROCKY VIEW COUNTY IS **48% LESS** THAN THE CITY OF CALGARY'S RATE, RESULTING IN SUBSTANTIAL SAVINGS FOR ANY BUSINESS.

DEVELOPED BY

Hopewell™ DEVELOPMENT | DAYHU GROUP OF COMPANIES

MARKETED BY

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