

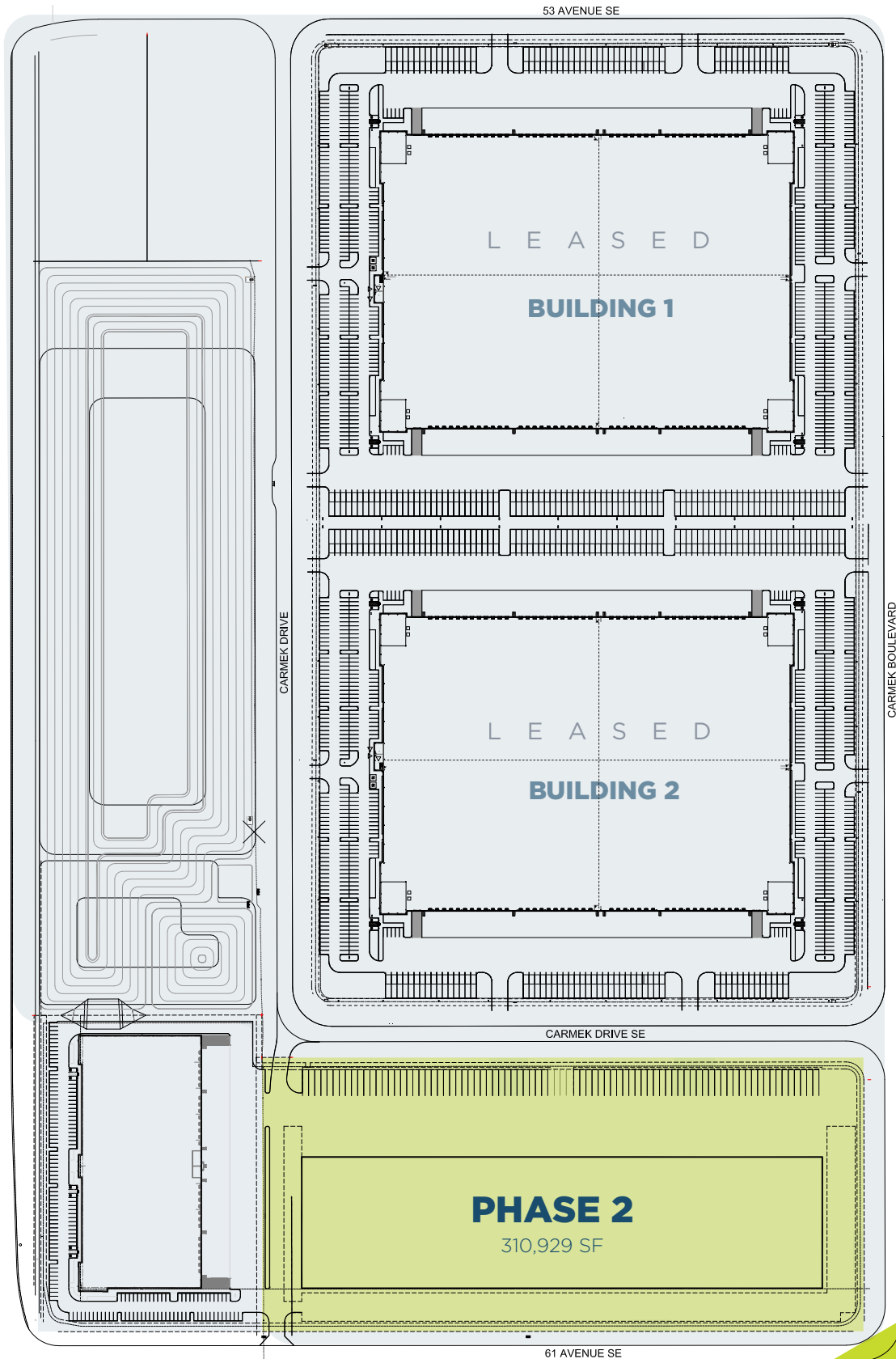


PHASE 2 | FOR LEASE

310,929 SQUARE FEET

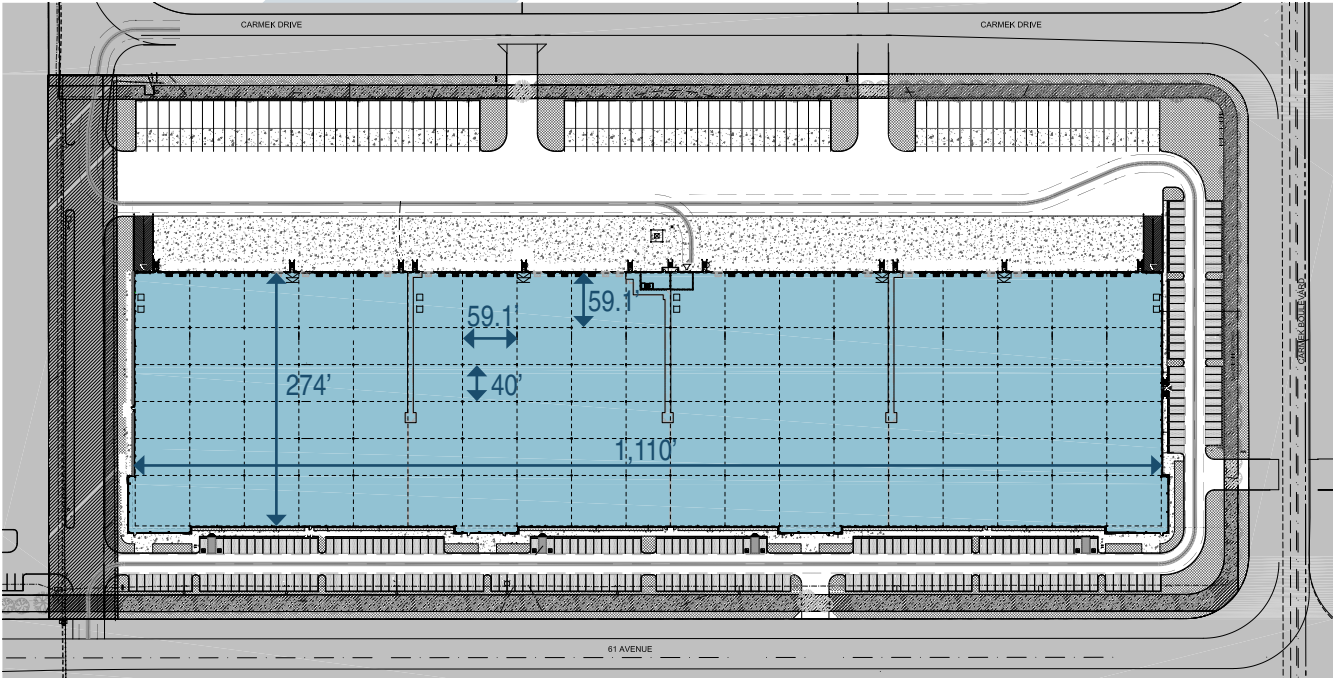


PHASE 2



Municipal Address	284228 - 61 st Avenue
District	Rocky View County
Zoning	DC-153 Cell A
Total Available Area	310,929 SF
Warehouse Size	310,929 SF
Office Size	To Suit
Site Size	16.54 Acres
Sprinklers	ESFR
Lighting	LED

Power	2,000 Amp, 600 Volt
Trailer Parking	77 Stalls
Ceiling Height	40' Clear
Bay Depth	274'
Typical Grid Width	59.1' x 40'
Loading	46 Dock, 2 Drive-In
Asking Lease Rate	Market
Operating Costs	TBV
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



THE NAME TO TRUST FOR QUALITY & SERVICE

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



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

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



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