

FOR LEASE OR SALE DESIGN BUILD OPPORTUNITY

Carmek Industrial Park, Phase II



Fully
Serviced Land



Zoning I-LHT



Quick Access
to Stoney Trail

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

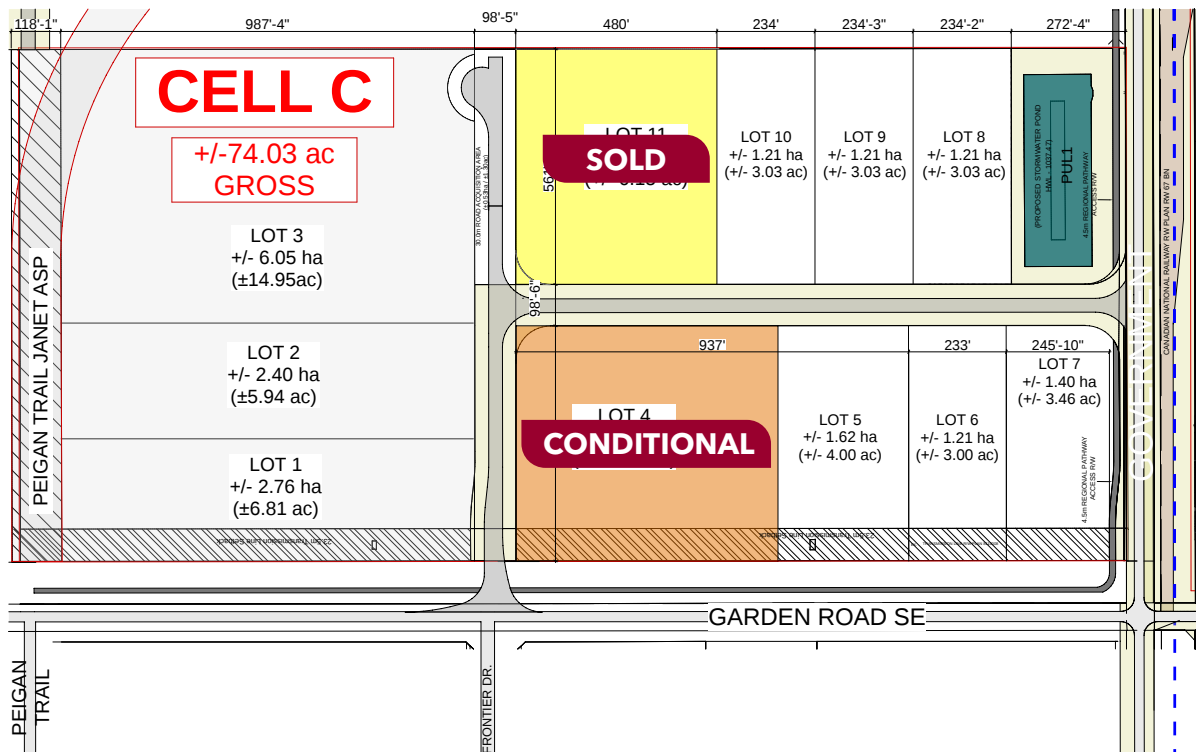
PHASE II | EAST VIEW



LOT #	ACRES
LOT 1	+/- 6.81
LOT 2	+/- 5.94
LOT 3	+/- 14.95
LOT 5	+/- 4.00
LOT 6	+/- 3.00

LOT #	ACRES
LOT 7	+/- 3.46
LOT 8	+/- 3.03
LOT 9	+/- 3.03
LOT 10	+/- 3.02

SUBDIVISION PLAN





KEY FEATURES

MUNICIPALITY:
Rocky View County
District: Carmek Industrial Park

ZONING:
I-LHT (Light Industrial)

SERVICES:
Electricity
Natural Gas
Potable/Non-Potable Water
Sanitary/Storm (private utilities)
Telus Fibre Optic
Paved Roads

LOCATION:
Less than 3 minutes to Stoney Trail, Glenmore Trail & Peigan Trail.

PROPERTY TAX COMPARISON

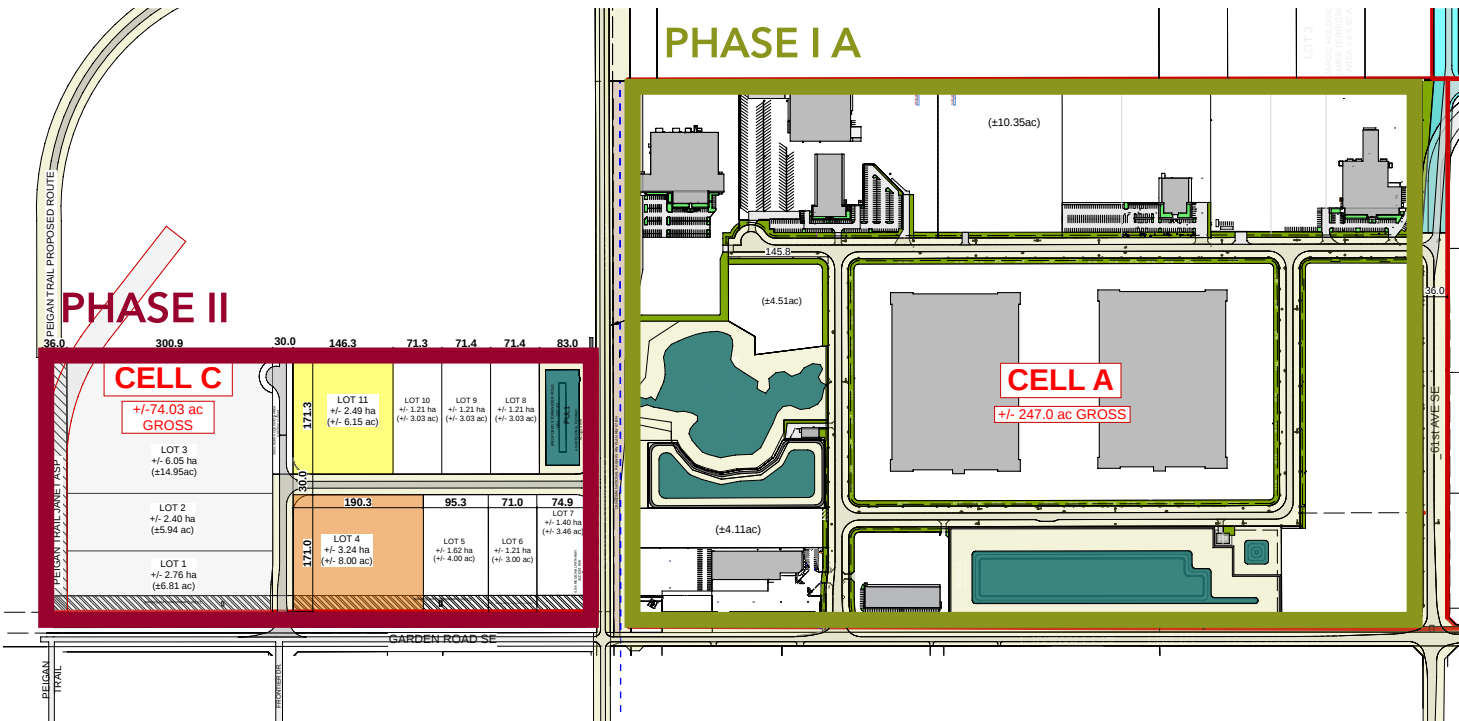
CALGARY | 2024 PROPERTY TAXES

COMMUNITY	ACRES	ASSESSABLE AREA	SITE COVERAGE	2024 ASSESSMENT	2024 PROPERTY TAX	2024 TAXES PSF
SFH	4.11	31,919 sf	17.83 %	\$ 7,030,000	\$ 154,605	\$ 4.84
GPI	3.14	29,020 sf	21.22 %	\$ 5,980,000	\$ 131,513	\$ 4.53
GPI	2.40	27,947 sf	26.30 %	\$ 6,240,000	\$ 137,231	\$ 4.91
HIF	2.07	28,435 sf	31.54 %	\$ 5,910,000	\$ 129,974	\$ 4.57
ESH	2.02	29,000 sf	32.96 %	\$ 5,800,000	\$ 127,555	\$ 4.40
SHI	1.89	29,440 sf	35.76 %	\$ 6,100,000	\$ 134,152	\$ 4.56
ESH	1.78	28,856 sf	37.22 %	\$ 6,010,000	\$ 132,173	\$ 4.58

ROCKY VIEW COUNTY | 2024 PROPERTY TAXES

COMMUNITY	ACRES	ASSESSABLE AREA	SITE COVERAGE	2024 ASSESSMENT	2024 PROPERTY TAX	2024 TAXES PSF
Carmek	4.30	27,800 sf	14.84 %	\$ 6,004,100	\$ 65,434	\$ 2.35
Carmek	3.39	22,678 sf	15.36 %	\$ 6,714,700	\$ 73,179	\$ 3.23
Carmek	3.32	23,705 sf	16.39 %	\$ 5,593,200	\$ 60,956	\$ 2.57
Carmek	3.53	26,827 sf	17.45 %	\$ 5,529,700	\$ 60,264	\$ 2.25
Carmek	2.81	24,655 sf	20.14 %	\$ 5,537,400	\$ 60,348	\$ 2.45
Carmek	3.00	31,928 sf	24.43 %	\$ 5,010,800	\$ 54,609	\$ 1.71
Carmek	3.00	37,900 sf	29.00 %	\$ 5,782,200	\$ 63,016	\$ 1.66

MASTER PLAN



EXISTING OCCUPANTS





JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

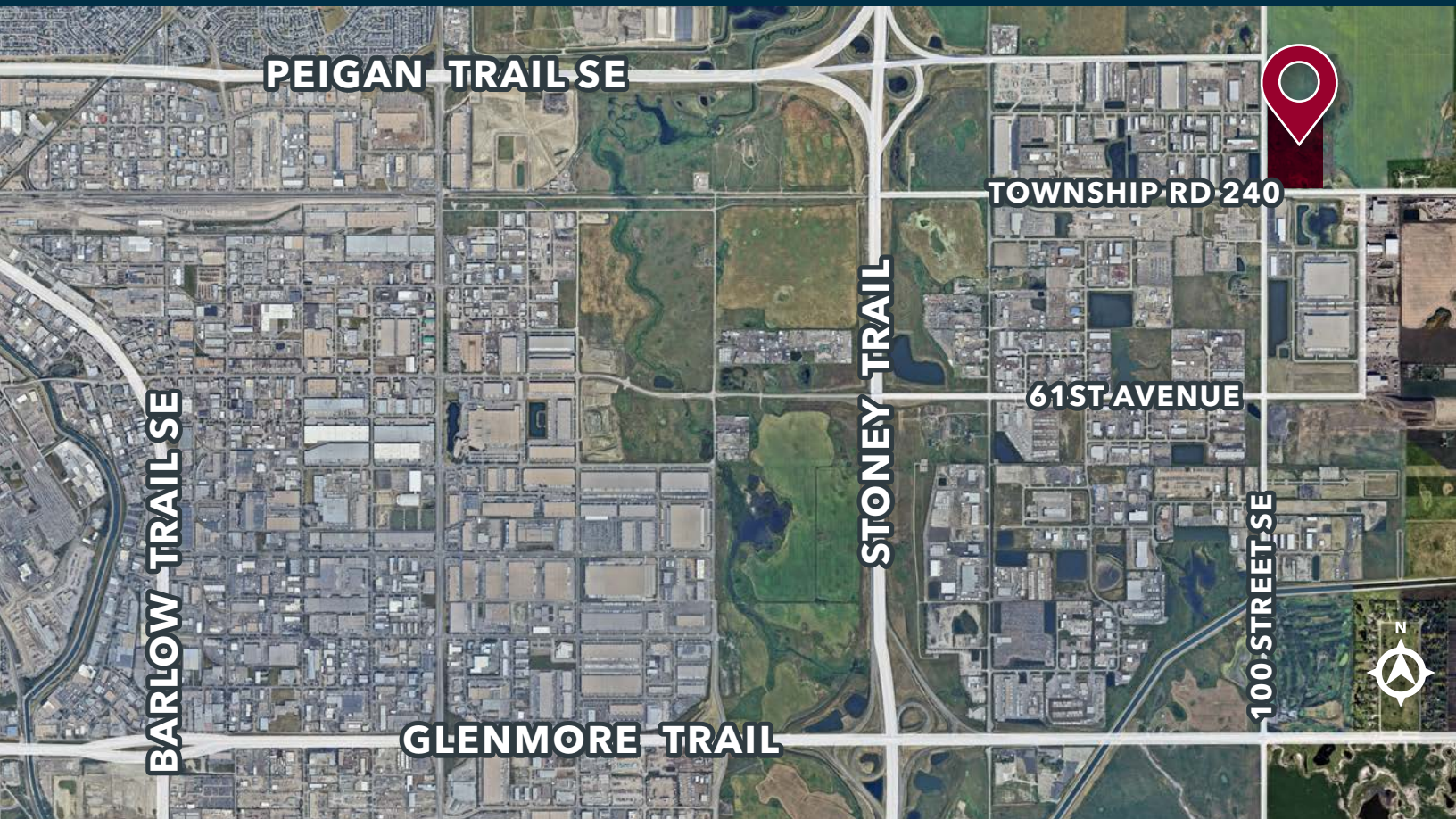


EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com



ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

lee-associates.com/calgary



This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES