100 CARMEK

FOR LEASE

UP TO 108,306 SF

284234 - 61ST AVE SE | ROCKY VIEW COUNTY, AB

137,215 SF BUILDING | 8.33 ACRES

UNDER CONSTRUCTION



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

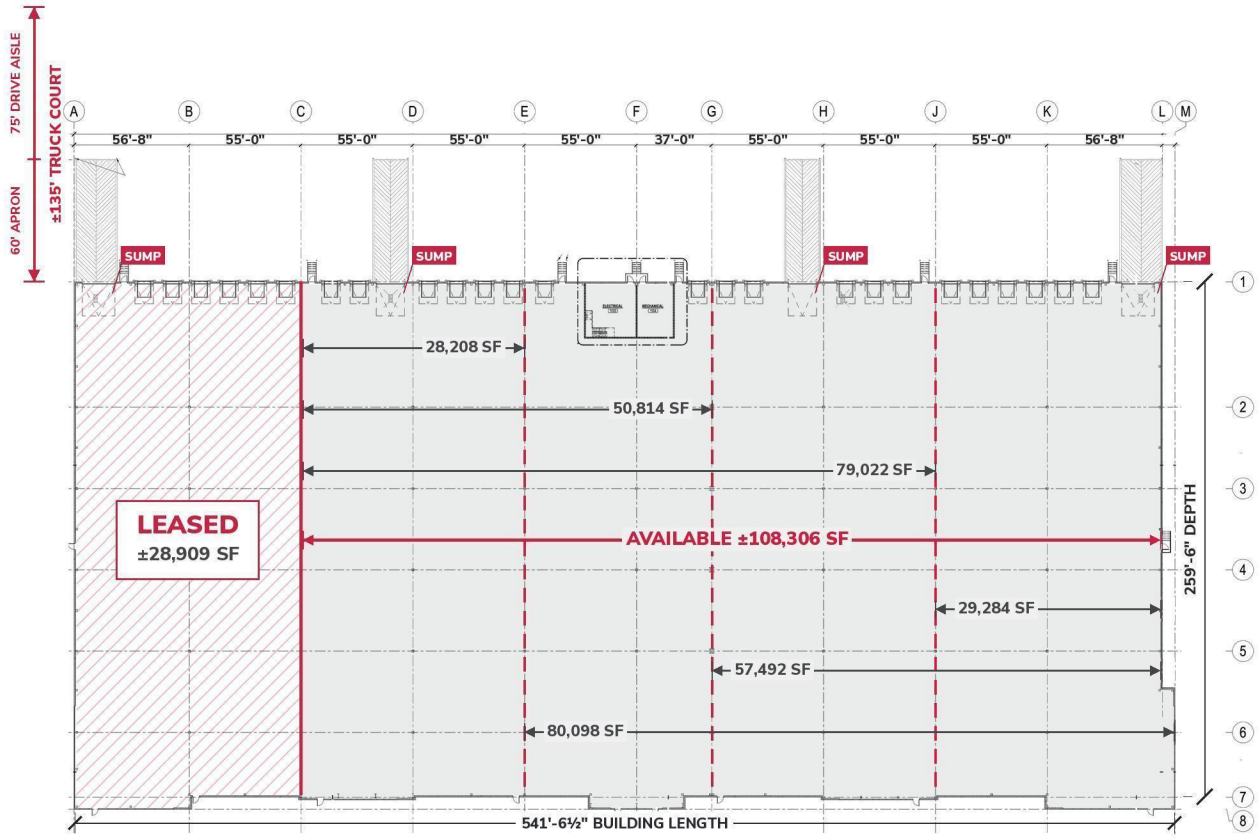
PROJECT OVERVIEW

DISTRICT	Carmek Industrial Park
LEGAL DESCRIPTION	Plan 2111366, Block 2, Lot 4
ZONING	Industrial Light (DC-153 Cell A, Bylaw C-4841-97)
SITE SIZE	8.33 Acres (Fully Serviced)
TOTAL BUILDING SIZE	137,215 sq. ft.
REMAINING AREA	108,306 sq. ft. (Minimum 2 Bays)
CEILING HEIGHT	32’ Clear Height
LOADING	3 - Drive-In Doors (Automatic) 19 - 9’ x 10’ Dock Doors (40,000 lb. Hydraulic Dock Levellers)
SPRINKLERS	ESFR
ELECTRICAL	2000 Amp, 347/600 Volt, 3 Phase (200 Amp, 347/600 Volt, 3 Phase per Tenant)
MECHANICAL	HRV’s & Unit Heaters
LIGHTING	LED 30 FCP
ASKING NET RENTAL RATE	$14.00 per sq. ft. per annum
OPERATING COSTS	$3.46 per sq. ft. per annum (Est. 2026)
TIA	$10.00 per sq. ft. (2 Bays Minimum)
OFFICE	Build to Suit
FIXTURING	August 2027





SITE PLAN



FLOOR PLAN
JA Architecture Marketing Floor Plan

LEASED AVAILABLE CUMULATIVE SF
DEMISING EVERY 2 BAYS

COMMENTS

DEMISING Landlord will cover costs	**MINIMUM UNIT** 2 Bays	**DRIVE-IN DOORS** Sump at each door
TRUCK COURT 60' apron + 75' drive aisle	**BUILDING DEPTH** 259'-6"	**COLUMN GRID** 55' x 40'

Areas grossed up pro rata for the 1,202 SF M/E room so all bays, including the leased bay, add to the 137,215 SF building.

BAY	LOADING	SIZE (SF)	TOTAL SF
A-C 2 BAYS	6 DOCK 1 DRIVE-IN 16'x16'	28,909	LEASED
C-E 2 BAYS	6 DOCK 1 DRIVE-IN 14'x16'	28,208	28,208
G-J 2 BAYS	5 DOCK 1 DRIVE-IN 14'x16'	28,208	79,022 INCL. E-G
J-M 2 BAYS	6 DOCK 1 DRIVE-IN 16'x16'	29,284	108,306
TOTAL	19 DOCK 3 DRIVE-IN		108,306 SF BAYS C TO M

E-G (22,606 SF, 2 dock) is not offered on its own; it is leased together with C-E or G-J. Running totals include E-G.

LOCATION



- ELECTRICITY
- NATURAL GAS
- POTABLE WATER
- SANITARY / STORM
- TELUS FIBRE OPTICS
- TAX SAVINGS

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	26.73 %	$ 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

SAME MARKET. HALF THE TAX BILL.

CALGARY **$4.63**

ROCKY VIEW COUNTY **$2.32**

AVG. 2024 PROPERTY TAX PSF

Carmek 100 sits just outside Calgary city limits in Rocky View County, giving tenants Calgary access without Calgary taxes. Based on the 2024 comparables shown, Rocky View industrial buildings paid about half the property tax per square foot.

≈ $65,000 / YEAR

estimated savings on a 2-bay, 28,208 SF unit

*Averages of the 2024 comparables shown, applied to the 2-bay minimum unit. Estimate only; actual taxes vary with assessed value.



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