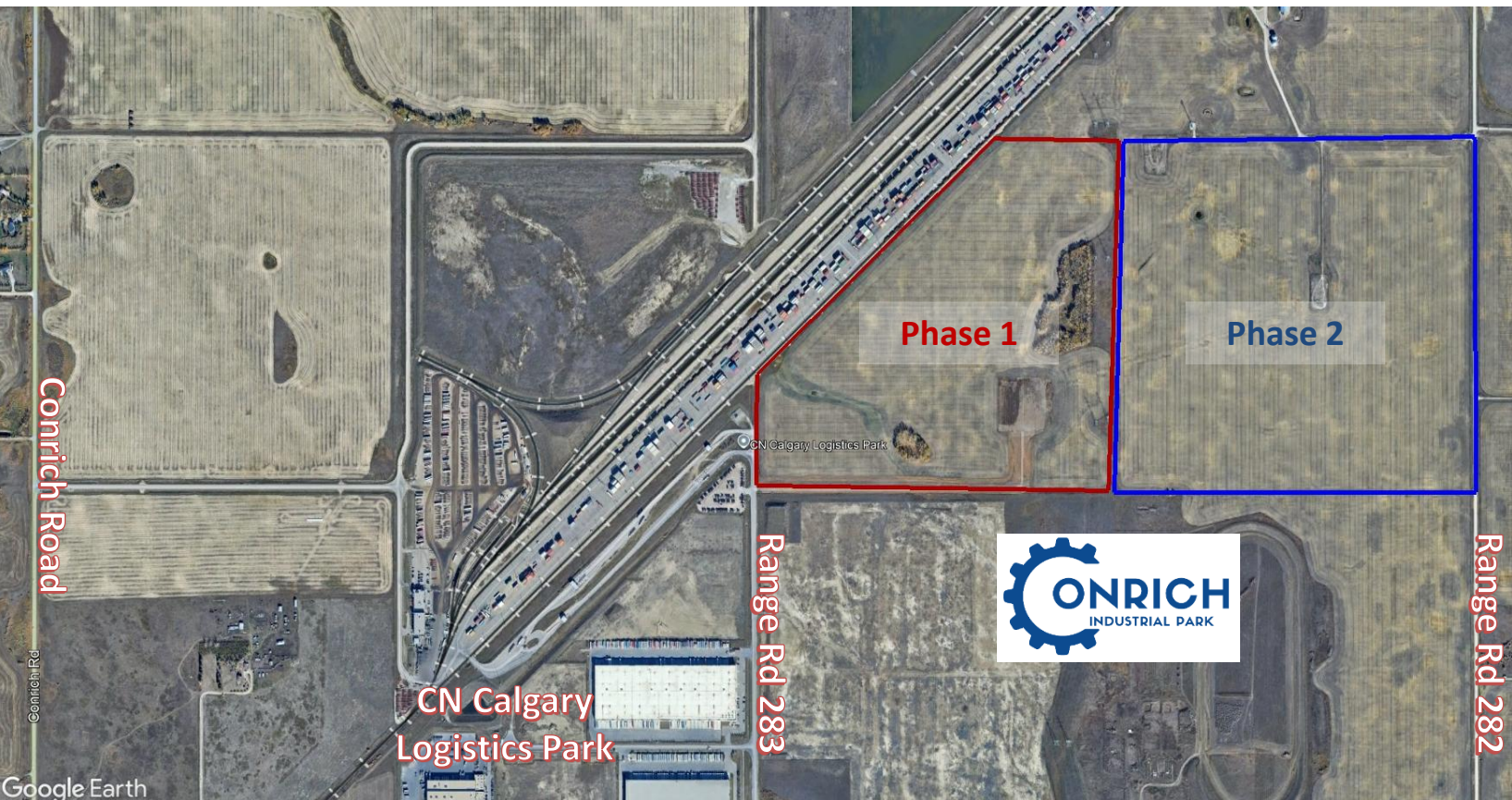


Industrial Lots \$650,000/Acre



Rethinking Commercial Real Estate



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Conrich Industrial Park – Phase 1

From 3.89 to 17.22 Acres



LOT	SIZE (Acres)	Purchase Price
Lot 1	4.64 ±	\$3,016,000.00
Lot 2	3.89 ±	\$2,528,500.00
Lot 3	6.05 ±	\$3,932,500.00
Lot 4	7.84 ±	\$5,096,000.00
Lot 5	5.39 ±	\$3,503,500.00
Lot 6	4.52 ±	\$2,938,000.00
Lot 7	9.22 ±	\$5,993,000.00
Lot 8	10.03 ±	\$6,519,500.00
Lot 9	17.22 ±	\$11,193,000.00
Lot 10	7.25 ±	\$4,712,500.00

- Industrial Lots for sale! Located within the Conrich Area Structure Plan and Conrich Station Conceptual Scheme.
- The property is located next to CN Calgary Logistics Park.
- With Industrial Light and Industrial Heavy designations allowing for a wide range of uses.
- Located 5 minutes away from Conrich and 10 minutes away from Calgary city limits.
- Target availability by Spring 2026.

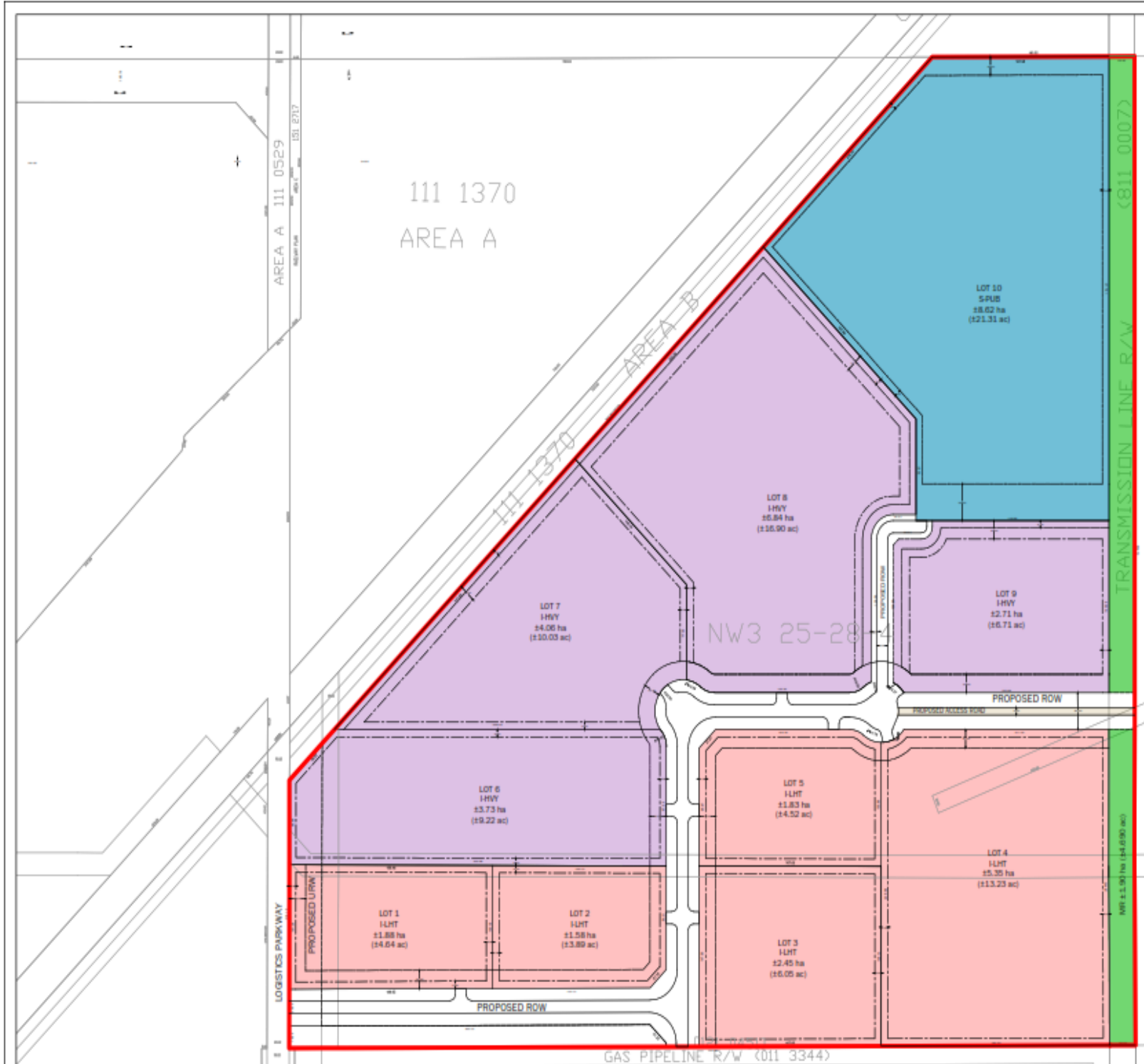
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Conrich Industrial Park

Conceptual Site Plan – Phase 1



Disclaimer: This is only a conceptual site plan. May be subject to changes without prior notice.

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Conrich Industrial Park – Phase 2

From 3.82 to 19.06 Acres



LOT	SIZE (Acres)	Purchase Price
Lot 1	9.66 ±	\$6,279,000.00
Lot 2	11.50 ±	\$7,475,000.00
Lot 3	3.82 ±	\$2,483,000.00
Lot 4	5.96 ±	\$3,874,000.00
Lot 5	5.04 ±	\$3,276,000.00
Lot 6	18.35 ±	\$11,927,500.00
Lot 7	18.90 ±	\$12,285,000.00
Lot 8	14.41 ±	\$9,366,500.00
Lot 9	14.43 ±	\$9,379,500.00
Lot 10	19.06 ±	\$12,389,000.00

- Industrial Lots for sale! Located within the Conrich Area Structure Plan and Conrich Station Conceptual Scheme.
- The property is located next to CN Calgary Logistics Park.
- With Industrial Light and Industrial Heavy designations allowing for a wide range of uses.
- Located 5 minutes away from Conrich and 10 minutes away from Calgary city limits.
- Target availability by Spring 2026.

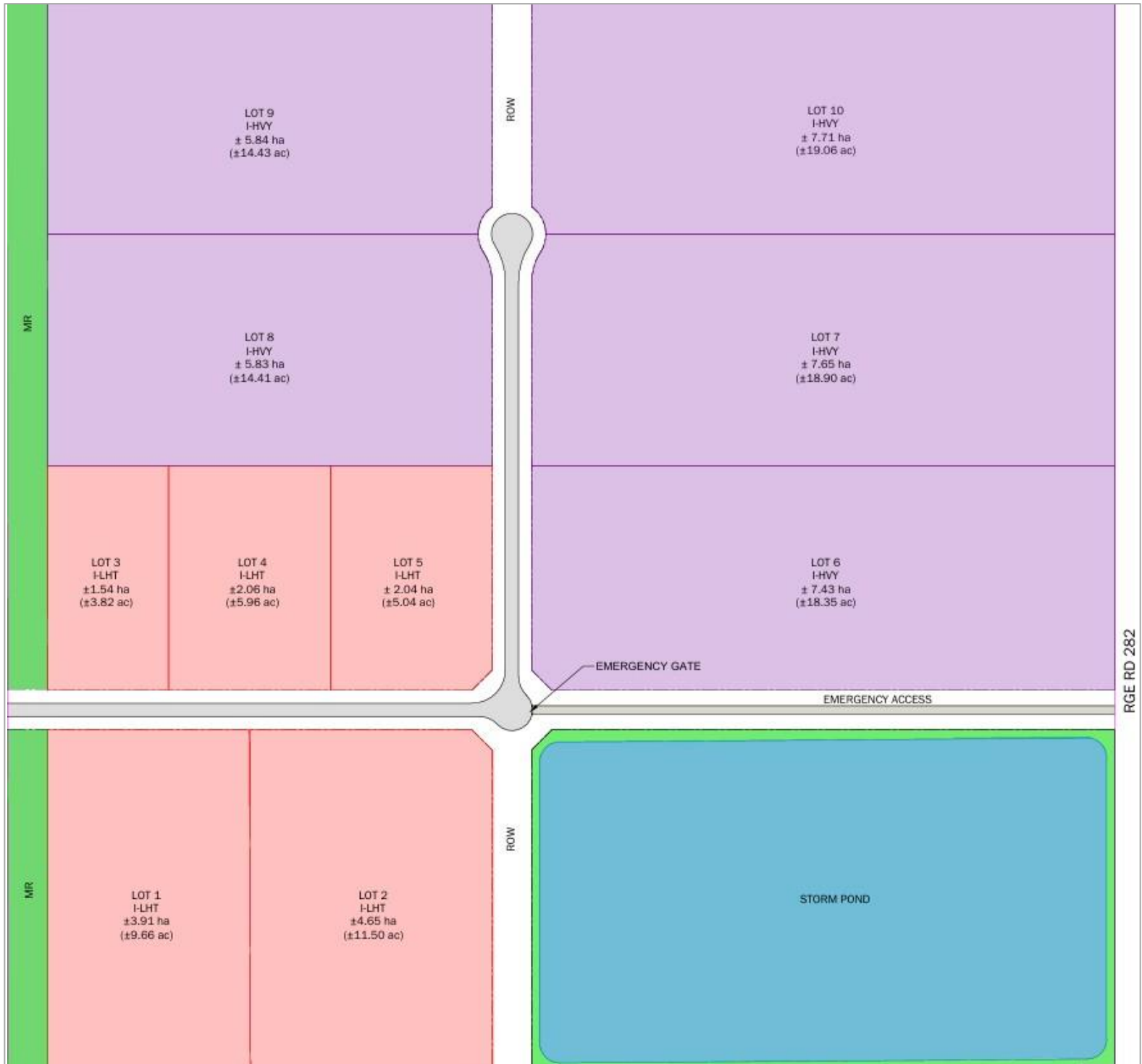
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Conrich Industrial Park

Conceptual Site Plan – Phase 2



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Conrich Industrial Park

I-LHT Industrial, Light District

438 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

439 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m2 (5381.96 ft2) Animal Health (Inclusive) Auctioneering Automotive Services (Minor) Care Facility (Clinic) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Industrial (Light)	Establishment (Eating) Office School, Commercial Retail (Small) Recreation (Private)	Accessory Building > 500 m2 (5381.96 ft2) Alcohol Production Cannabis Retail Store Cemetery and Funeral Services Dwelling Unit, accessory to principal use Establishment (Drinking) Film Production Industrial (Heavy) Industrial (Medium) Kennel Outdoor Storage Post-Secondary Recreation (Outdoor) Recycling/Compost Facility Retail (Groceries) Retail (Restricted) Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

440 MINIMUM PARCEL SIZE:
a) 1.0 ha (2.47 ac)
b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map

441 MAXIMUM BUILDING HEIGHT:
a) 20.0 m (65.62 ft.)
b) The maximum height on parcels designated with the letter “h” is the number indicated on the Land Use Map

442 MINIMUM SETBACKS (for Buildings):		
Front Yard 6.0 m (19.69 ft)	Side Yard 6.0 m (19.69 ft) 2.4 m (7.87 ft) in Hamlets No setback abutting a railway	Rear Yard 6.0 m (19.69 ft) No setback abutting a railway

443 MINIMUM SETBACKS (for Parking and Storage):		
Front Yard 15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads	Side Yard 15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads No setback from same/similar use 6.0 m (19.69 ft) from other parcels	Rear Yard 15.0 m (49.21 ft) from any road No setback from same/similar use 6.0 m (19.69 ft) from other parcels

444 ADDITIONAL REQUIREMENTS:
a) A minimum of 10% of the lands shall be landscape
b) The quality and extent of landscaping shall be maintained for the life of the development
c) Storage shall be located to the rear and side of the principal building

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Conrich Industrial Park

I-HVY Industrial, Heavy District

445 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

446 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING;	DISCRETIONARY USES:
	DISCRETIONARY USE OTHERWISE:	
Accessory Building ≤ 500 m2 (5381.96 ft2)	Office	Accessory Building > 500 m2 (5381.96 ft2)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

447 MINIMUM PARCEL SIZE:

- a) 1.0 ha (2.47 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map

448 MAXIMUM BUILDING HEIGHT:

- a) 20.0 m (65.61 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the Land Use Map

449 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.)	15.0 m (49.21 ft.)
	6.0 m (19.69 ft.) from an Industrial District	6.0 m (19.69 ft.) from an Industrial District

450 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from any road
8.0 m (26.25 ft.) from service roads	8.0 m (26.25 ft.) from service roads	No setback from an Industrial District
	No setback from an Industrial District	6.0 m (19.69 ft.) from other parcels

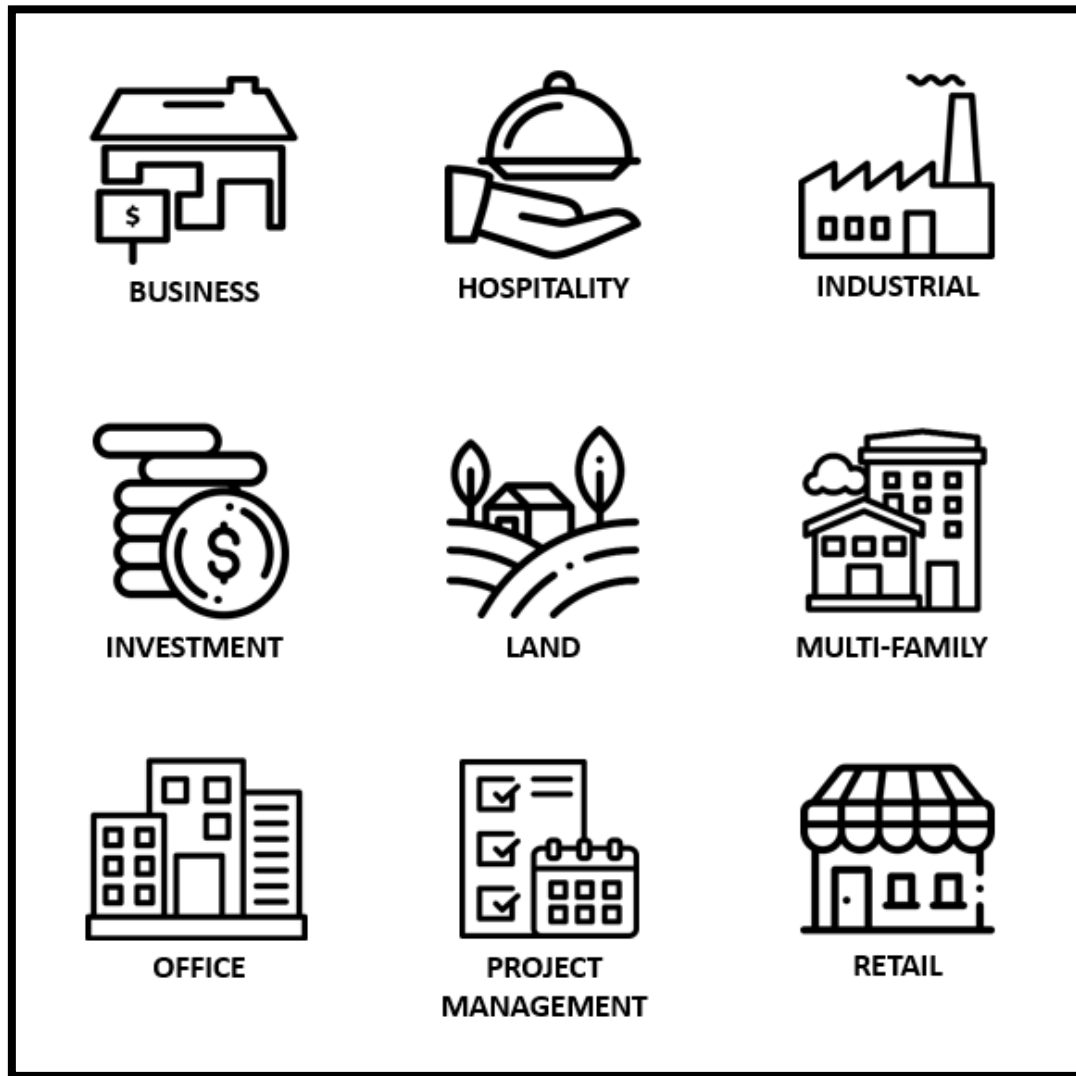
451 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the lands shall be landscaped
- b) Storage shall be screened from public ROWs and adjacent parcels

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