# **Industrial Lots** \$650,000/Acre





### **Rethinking Commercial Real Estate**



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Roger Ledene, Associate Broker

403-607-5811

# Conrich Industrial Park – Phase 1 From 3.89 to 17.22 Acres

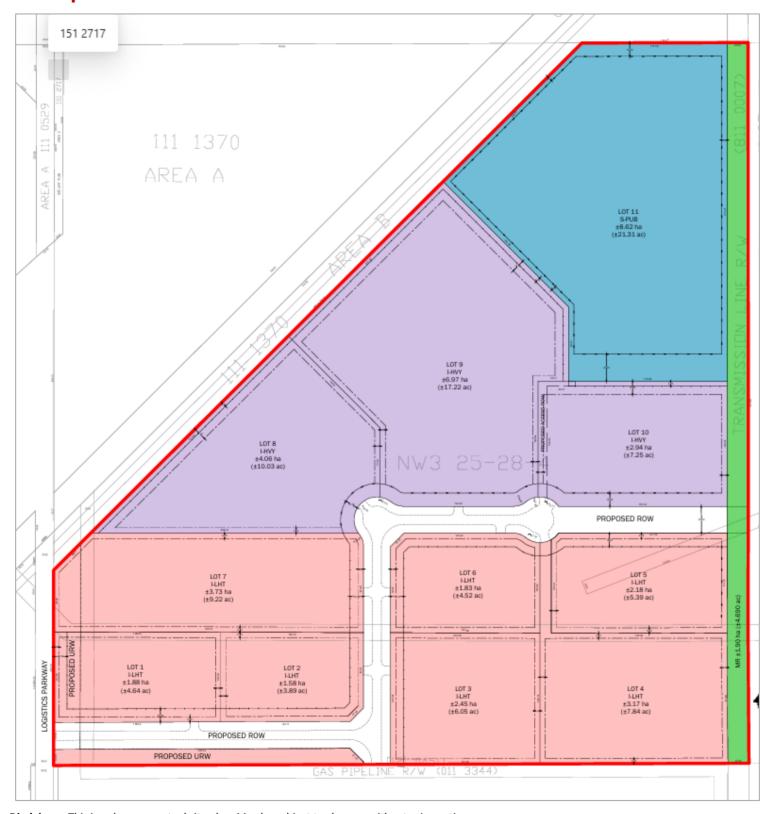


LOT	SIZE (Acres)	Purchase Price
Lot 1	4.64 ±	\$3,016,000.00
Lot 2	3.89 ±	\$2,528,500.00
Lot 3	6.05 ±	\$3,932,500.00
Lot 4	7.84 ±	\$5,096,000.00
Lot 5	5.39 ±	\$3,503,500.00
Lot 6	4.52 ±	\$2,938,000.00
Lot 7	9.22 ±	\$5,993,000.00
Lot 8	10.03 ±	\$6,519,500.00
Lot 9	17.22 ±	\$11,193,000.00
Lot 10	7.25 ±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



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#### I-LHT Industrial, Light District

**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:

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)

### PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:

Establishment (Eating)

Office

School, Commercial Retail (Small) Recreation (Private)

#### **DISCRETIONARY USES:**

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)

6.0 m (19.69 ft)

2.4 m (7.87 ft) in Hamlets

No setback abutting a railway

No setback abutting a railway

#### 443 MINIMUM SETBACKS (for Parking and Storage):

Front Yard Side Yard Rear 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

No setback from same/similar use

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

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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#### I-HVY Industrial, Heavy District

**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 USE OTHERWISE:** 

Office

(5381.96 ft2)

Communications Facility (Type A)

Accessory Building ≤ 500 m2

Industrial (Light)

Communications Facility (Type B) Communications Facility (Type C)

Industrial (Logistics) Industrial (Medium)

DISCRETIONARY USES:

Accessory Building > 500 m2

(5381.96 ft2) Alcohol Production Auctioneering Cannabis Cultivation Cannabis Processing 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:**

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

#### 448 **MAXIMUM BUILDING HEIGHT:**

- 20.0 m (65.61 ft.) a)
- 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

15.0 m (49.21 ft.) from any road

No setback 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

8.0 m (26.25 ft.) from service roads 8.0 m (26.25 ft.) from service roads

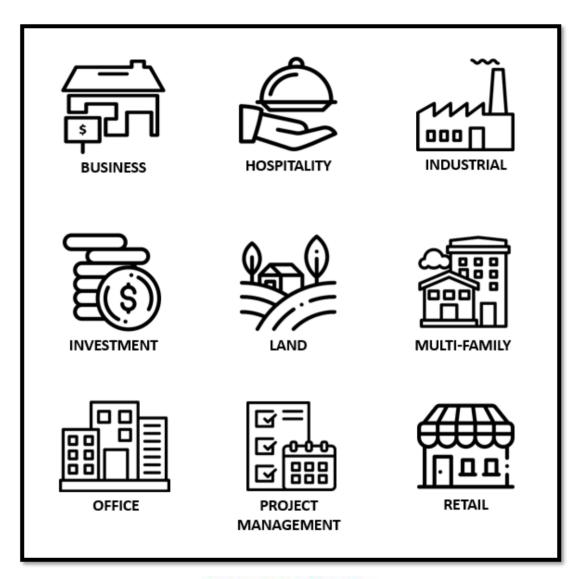
No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

#### 451 **ADDITIONAL REQUIREMENTS:**

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

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### 320, 180 Quarry Park Boulevard S.E. Calgary, Alberta T2C 3G3

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