



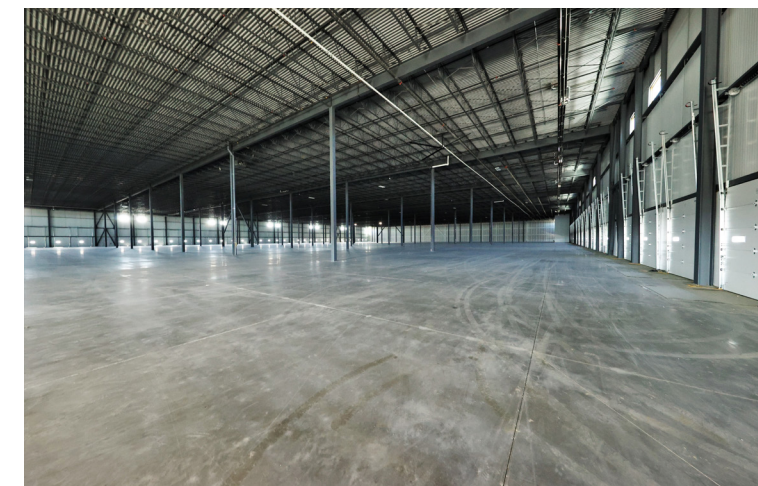
FOR SALE

**FULLY LEASED
'A' CLASS INDUSTRIAL**

**HIGH PLAINS
BUILDING 3**

CBRE

NATIONAL INVESTMENT TEAM | CALGARY



OFFERING PROCESS

High Plains Building 3 is being offered for sale without a list price. Prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before **12:00 noon on July 21, 2021**.

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement ("PSA") for the Property, as appropriate, with the successful bidding entity. None of the initial offers, regardless of their forward content will create any binding legal obligations upon the Vendor or CBRE.

PROPERTY DETAILS

MUNICIPAL ADDRESS	260253 High Plains Way Rocky View County, AB	
LEGAL DESCRIPTION	Plan 1911652; Block 2; Lot 5	
PROPERTY TYPE	Investment-Grade Distribution Centre	
YEAR BUILT	2021	
SITE SIZE	1,036,975 SF (23.81 Acres)	
NRA	409,360 SF	
POTENTIAL EXPANSION	264,880 SF	
LAND USE DESIGNATION	I-HVY (Industrial - Heavy District)	
CLEAR HEIGHT	36 ft.	
COLUMN SPACING	52 ft. x 56 ft.	
STAGING BAY DEPTH	60 ft.	
LOADING / RATIO	64 Dock Doors, expandable to 100 Doors 4 Drive-In	
POWER	2,000 Amp, 347/600 Volt 3 Phase, 4 Wire	
SPRINKLERS	ESFR	
PARKING	Trailer	64 Stalls
	Auto	210 Stalls
	Total	274 Stalls

THE OFFERING

CBRE Limited ("CBRE" or "Advisor") on behalf of its client High Plains 3 GP, Ltd. as a general partner on behalf of High Plains Building 3 LP (the "Vendor") is pleased to offer for sale a 100% freehold interest in 260253 High Plains Way, Rocky View County, Alberta, known as High Plains Building 3 (the "Property").

High Plains Building 3 offers investors a rare opportunity to acquire an investment-grade building in the Calgary Region. The Property is located in Rocky View County, immediately north of Calgary's city limits, providing close proximity to Calgary's International Airport, Highway 2 and Stoney Trail (Calgary's ring road). The location has established itself as a distribution hub for Western Canada. In addition to efficient transportation access, Rocky View County offers a significant property tax savings of approximately 55% when compared to the City of Calgary. This competitive advantage will only strengthen in the future as the growth of Calgary property taxes is forecasted to continue to outpace those of Rocky View County.

INVESTMENT HIGHLIGHTS



Rare opportunity to acquire an investment-grade 409,360 SF distribution centre with efficient highway access, strategically-located to serve the Western Canadian region



The Calgary region's industrial market has seen 3M SF of positive absorption in the last two quarters alone, dropping the availability to 7.8% as of Q1 2021 and putting upward pressure on market rental rates



Fully-leased to two tenants with a WALT of 8.2 years, each with contractual rental rate steps of 10% after the initial 5 years of the term. Average in-place rents are \$6.39 PSF with market at \$7.10 PSF providing mark to market upside of over 11%





FOR MORE INFORMATION, PLEASE CONTACT:

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