

HIGH PLAINS

BUILDING 13

ROCKY VIEW COUNTY, AB

FULLY-LEASED, CLASS 'A'
DISTRIBUTION CENTRE



THE OFFERING

CBRE Limited (“CBRE” or “Advisor”) on behalf of its client High Plains Building 13 GP, Ltd. as a general partner on behalf of High Plains Building 13 LP (the “Vendor”) is pleased to offer for sale a 100% freehold interest in 200 High Plains Landing, Rocky View County, Alberta, known as High Plains Building 13 (the “Property”).

High Plains Building 13 is a state-of-the-art, distribution centre situated in the heart of Rocky View County – Western Canada’s distribution hub. The Property provides investors an excellent opportunity to acquire a newly constructed, investment grade facility with a total net rentable area of 200,860 SF, and fully leased to Rolf C. Hagen for a 10-year term with annual contractual rent steps. Situated south of Highway 566, the Property offers excellent curb appeal and provides efficient transportation access to Calgary’s International Airport, Highway II and the Stoney Trail Ring Road.



INVESTMENT HIGHLIGHTS

STABLE LONG-TERM CASH FLOW WITH CONTRACTUAL ANNUAL RENT GROWTH

- + 100% leased to Rolf C. Hagen for a 10-year term with annual rent escalation
- + Rolf C. Hagen also known as Hagen Inc., is one of the world’s largest privately-owned, multi-national pet products manufacturer and distributor. The company was founded in 1955 and exports to over 58 countries including USA, China, EU, Korea, Taiwan and Australia

MARKET LEADING, STATE-OF-THE-ART CONSTRUCTION

- + Newly constructed facility built to institutional standards using a combination of precast panels and insulated metal paneling, improving physical longevity and energy savings
- + Features a clear height of 32 ft. with ample on-site trailer parking, providing a competitive advantage over existing industrial product
- + Situated on a 12-acre parcel, the Property offers the ability to expand the existing premises by an additional +/- 54,800 SF, bringing the total potential net rentable area to +/-255,660 SF
- + Net-Zero Ready facility with significantly upgraded specs that meets ESG standards

SUPERIOR LOCATION AND CONNECTIVITY

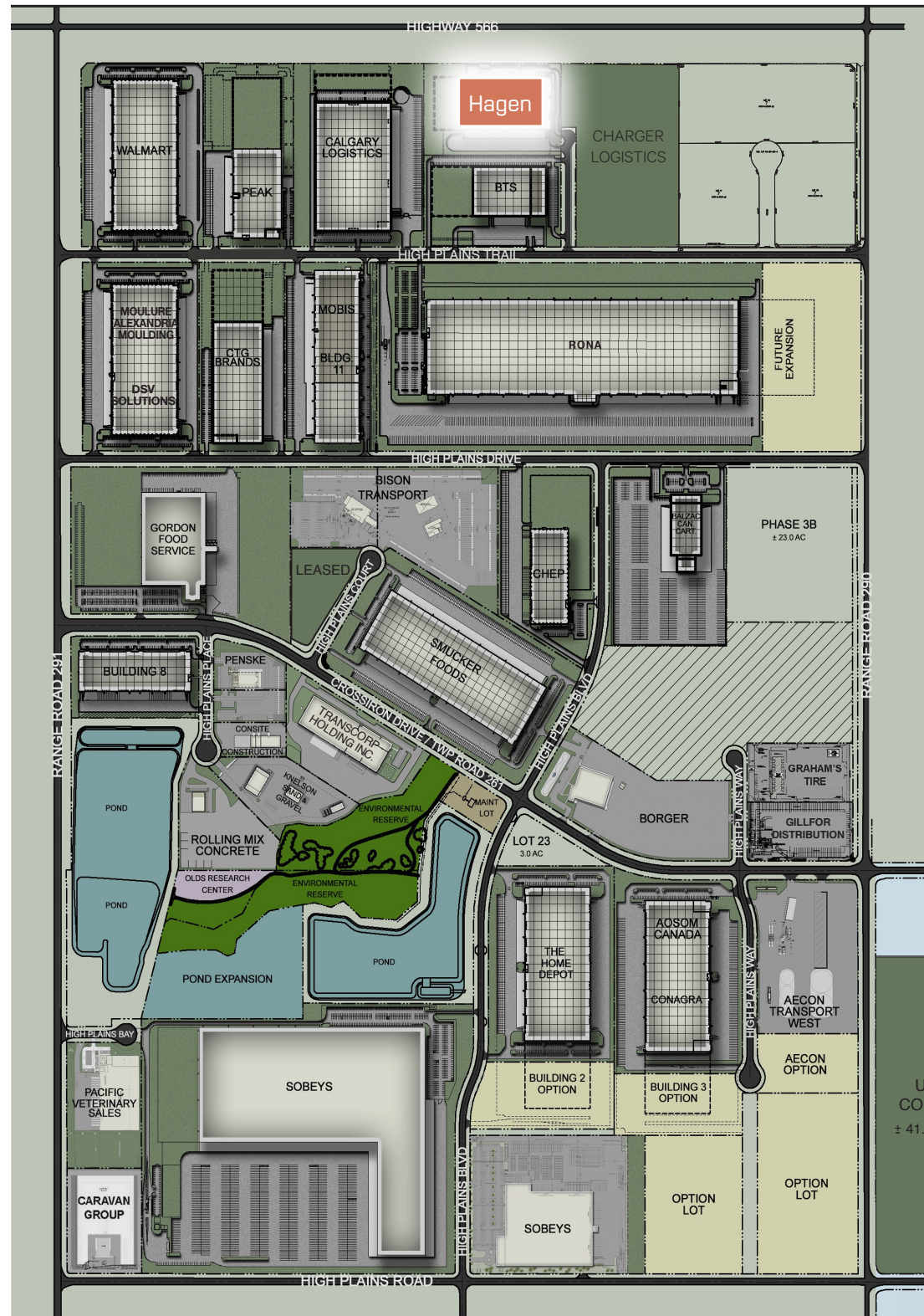
- + Situated immediately outside of Calgary’s northern city limits in Rocky View County, High Plain Industrial Park provides efficient access to the Queen Elizabeth II Highway and the Stoney Trail Ring Road. The Calgary International Airport is accessible within a 10-minute commute
- + Rocky View County offers a significant property tax advantage that is 50% lower in comparison to the City of Calgary – providing large scale distribution users significant savings. As of 2024, this difference is approximately \$1.11 PSF

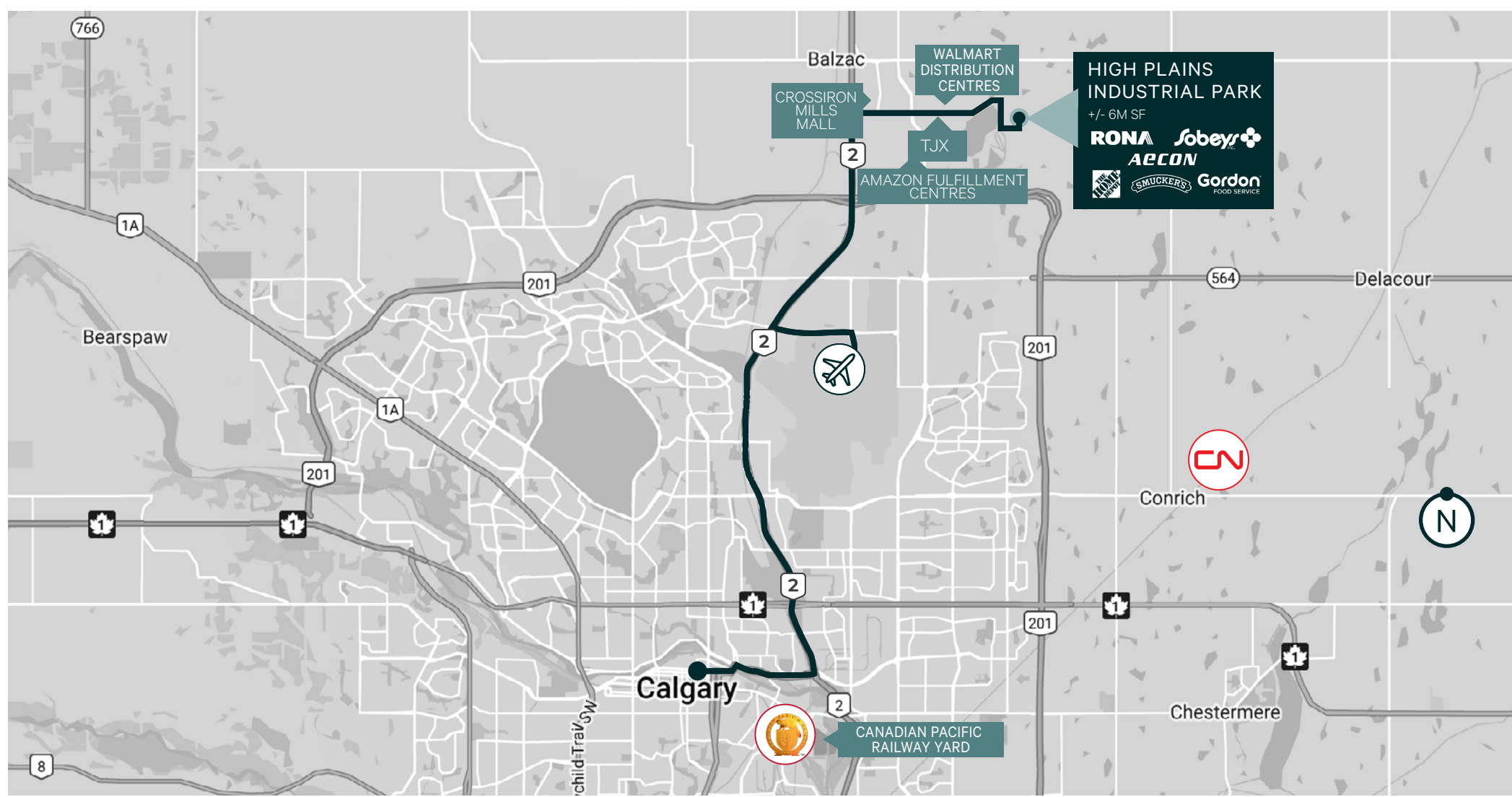




PROPERTY DETAILS

Municipal Address	200 High Plains Landing, Rocky View County, AB
Legal Description	Plan 2310705; Block 7; Lot 6
Year Constructed	2024
NRA	200,860 SF
Site Size	522,720 SF (12.0 Acres)
Clear Height	32 ft.
Column Spacing	55' x 45'-4"
Building Depth	332'
Loading	14 Dock Loading & 2 Drive-In Loading Doors
Shipping Apron Depth	55 ft.





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