



FULTON DISTRIBUTION | LOGISTICS PARK

**SALE | LEASE | BUILD TO SUIT**

**ONLY 9KM EAST OF  
CALGARY**

**ON HIGHWAY 22X  
ON CP RAIL MAINLINE**

# FULTON DISTRIBUTION | LOGISTICS PARK



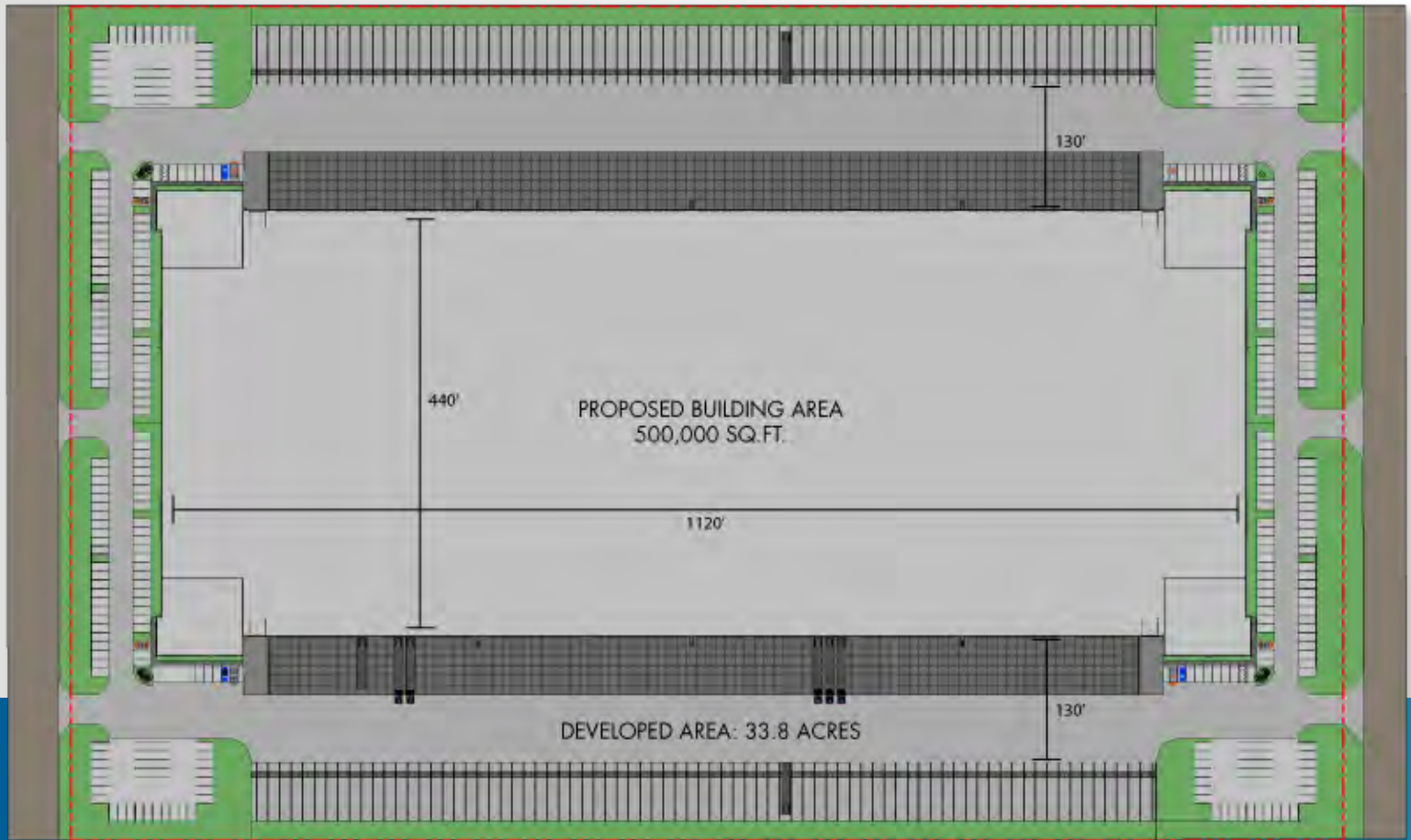
**OPTION 1:** 500,000 sq.ft. on 33.8 acres

**OPTION 2:** 1,000,000 sq.ft. on 56.96 acres

**OPTION 3:** Two 280,500 sq.ft. buildings on 30.74 acres



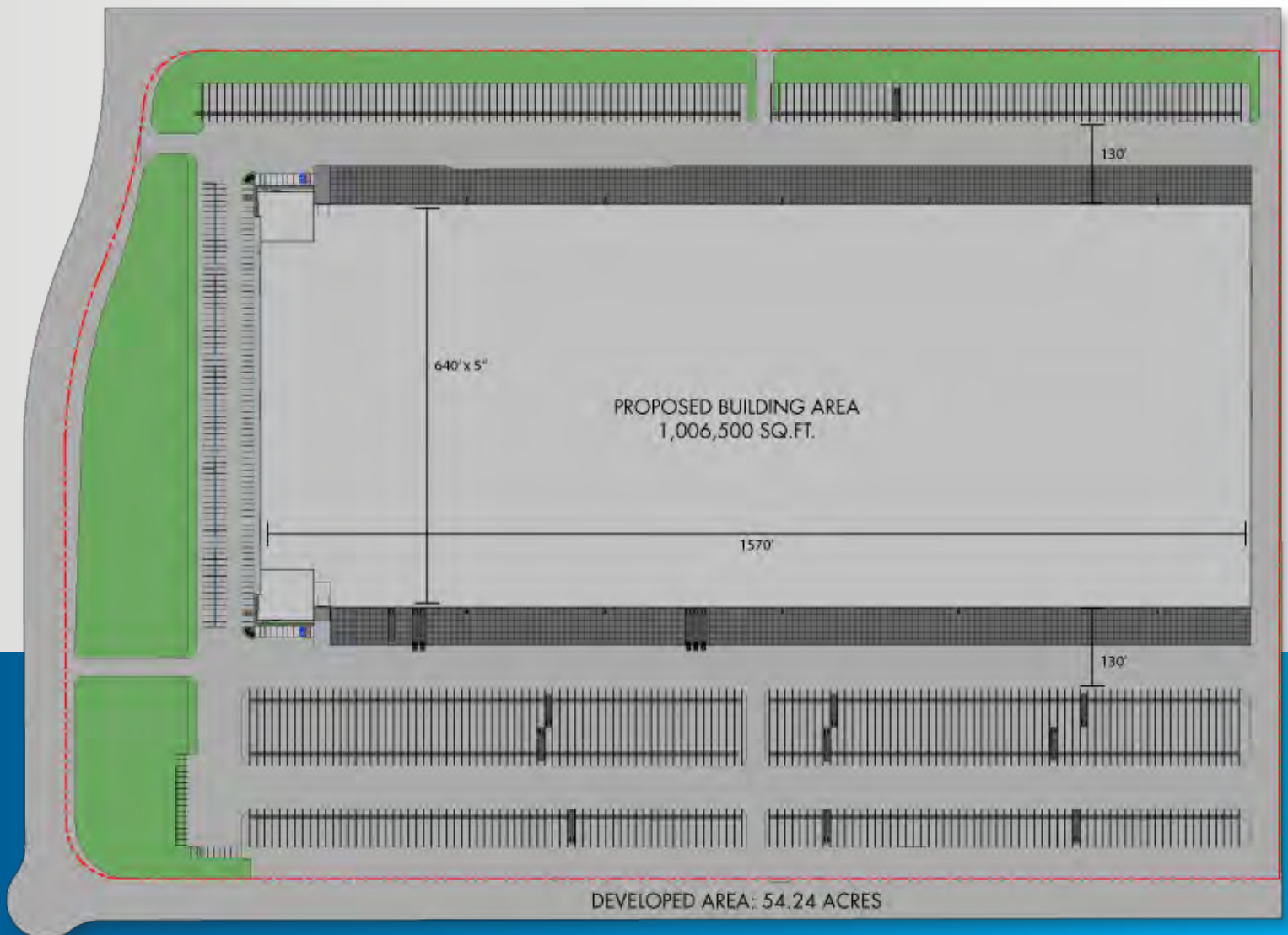
# OPTION 1: 500,000 sq.ft.



- ▶ Cross dock facility
- ▶ Trailer parking on 2 sides
- ▶ Ability to multi-tenant, up to 4 tenants
- ▶ Multiple access points allow for excellent flow in and out of the site



# OPTION 2: 1,000,000 sq.ft.

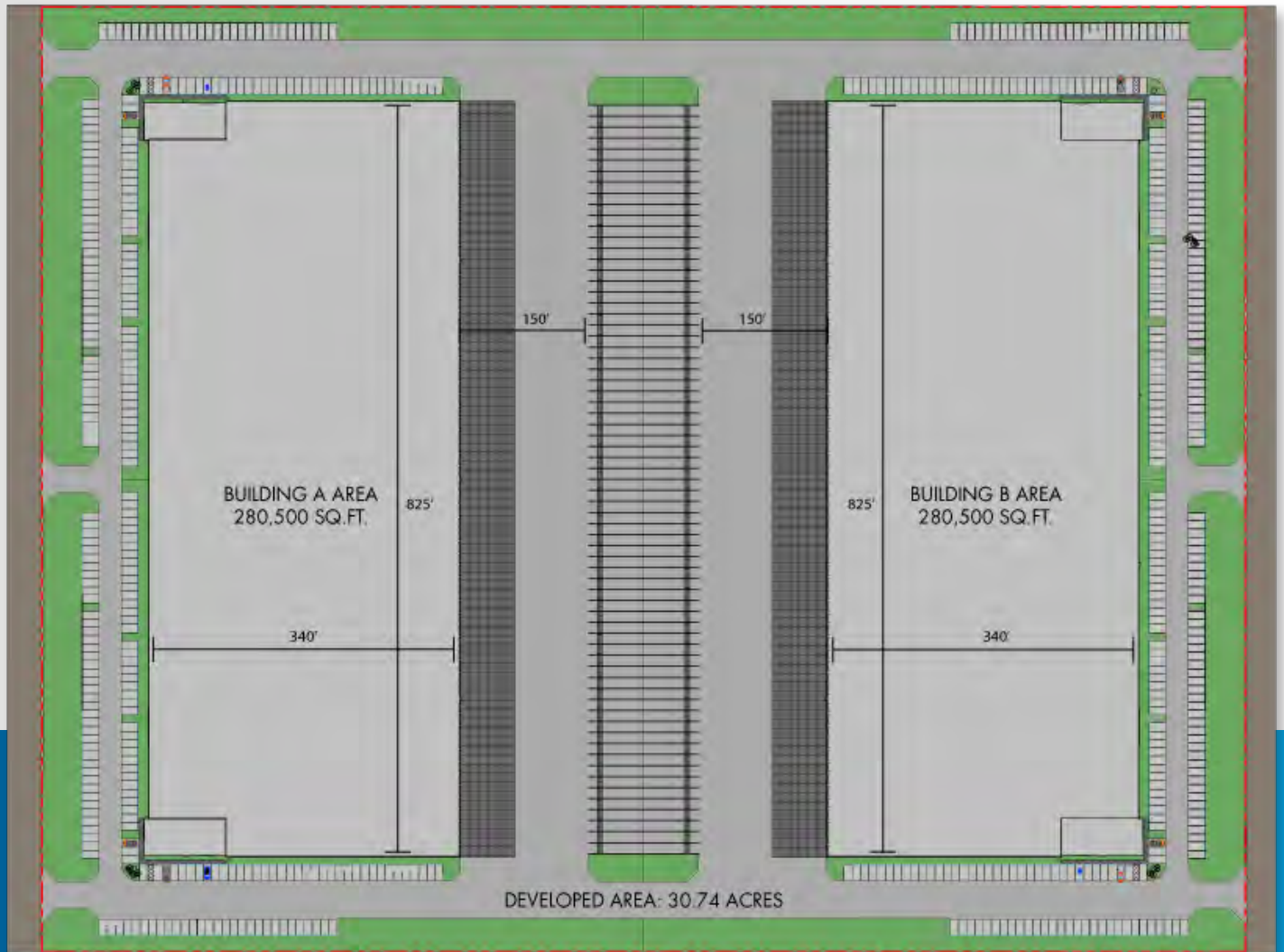


- ▶ Cross dock facility
- ▶ Designed for 1 or 2 tenants
- ▶ Extra trailer parking
- ▶ Multiple access points





# OPTION 3: 280,500 sq.ft. (x2)



- ▶ 2 building design with shared loading court
- ▶ Rear load design with trailer parking
- ▶ Multiple access points



# COST COMPARISON



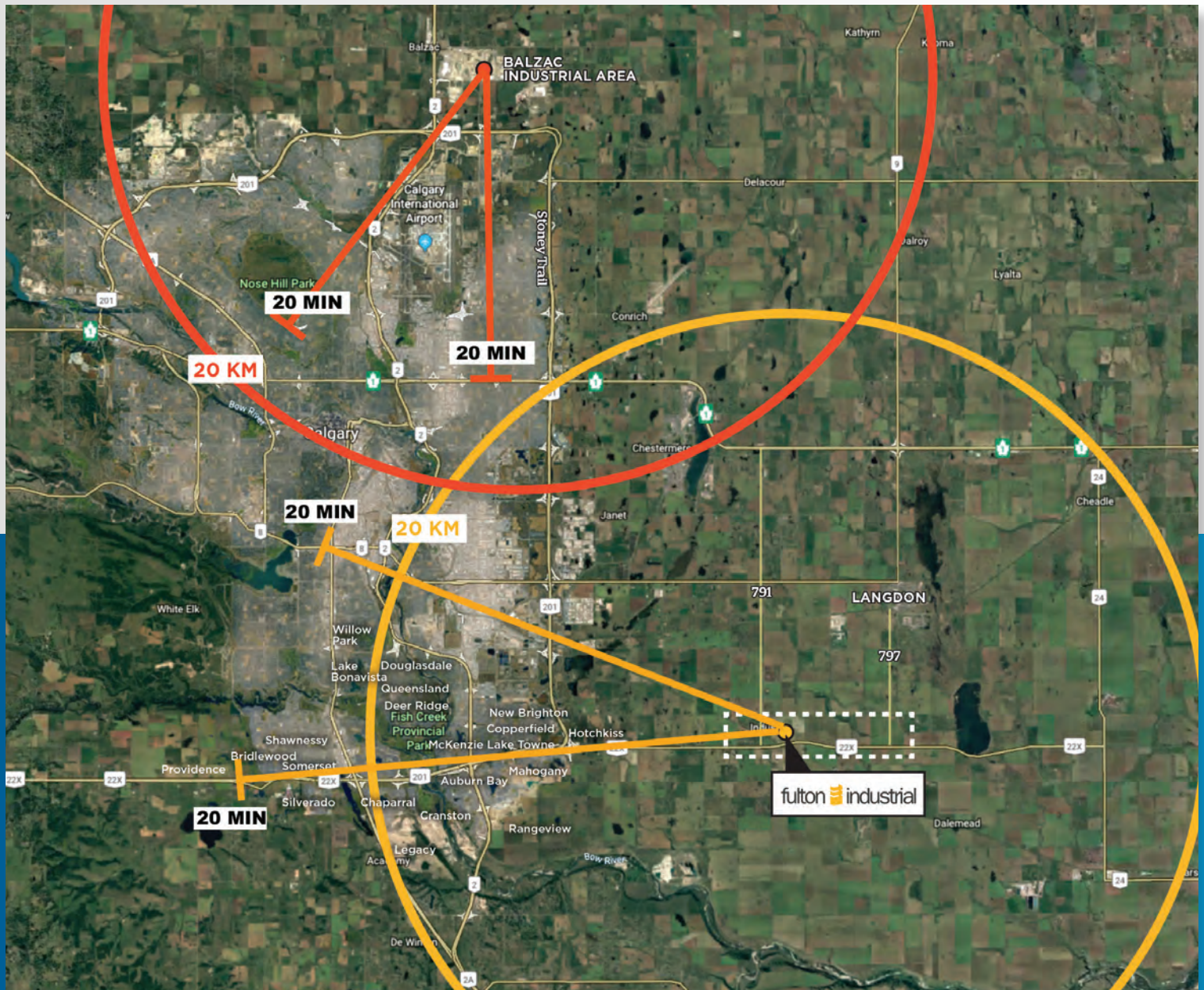
|                                                    | CITY OF CALGARY | BALZAC         | FULTON         |
|----------------------------------------------------|-----------------|----------------|----------------|
| <b>Land Costs</b>                                  | \$700,000/acre  | \$550,000/acre | \$350,000/acre |
| <b>Tax Rates (2019)</b>                            |                 |                |                |
| <b>Total Property Taxes</b><br>(Current Mill Rate) | 0.0220217       | 0.0113311      | 0.0113311      |

## CASE STUDY: 33.8 ACRE SITE WITH A 500,000 SQUARE FOOT BUILDING

|                                                                                                                         | CITY OF CALGARY | BALZAC       | FULTON       |
|-------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|--------------|
| <b>LAND COSTS:</b>                                                                                                      |                 |              |              |
|  <b>Land Purchase (33.8 acres)</b>      | \$23,660,000    | \$18,590,000 | \$11,830,000 |
| <b>Balzac Savings</b>                                                                                                   | -               | 21%          | -            |
| <b>Fulton Savings</b>                                                                                                   | -               | -            | 50%          |
| <b>CONSTRUCTION COSTS:</b><br>( 500,000SF x \$75.00 PSF)                                                                |                 |              |              |
|                                       | \$37,500,000    | \$37,500,000 | \$37,500,000 |
| <b>TOTAL COST:</b>                                                                                                      | \$61,160,000    | \$56,090,000 | \$49,330,000 |
| <b>Rental Rate</b> (Based on 6% cap rate)                                                                               | \$7.34 PSF      | \$6.73 PSF   | \$5.92 PSF   |
| <b>Property Taxes (PSF)</b>                                                                                             | \$2.69 PSF      | \$1.27 PSF   | \$1.12 PSF   |
| <b>Gross Rent</b>                                                                                                       | \$10.03 PSF     | \$8.00 PSF   | \$7.04 PSF   |
| <b>ROCKY VIEW vs. CITY OF CALGARY</b>                                                                                   |                 |              |              |
|  <b>Total Savings Per Square Foot</b> | -               | \$2.03 PSF   | \$3.00 PSF   |
| <b>Total Savings Per Year</b>                                                                                           | -               | \$1,015,500  | \$1,497,700  |
| <b>Total Savings %</b>                                                                                                  | -               | 20%          | 30%          |



# PROXIMITY TO CALGARY



20 MINUTE DRIVE TIME IN THE SOUTH EAST OFFERS INCREASED RANGE THAT COVERS MOST OF SOUTH CALGARY.



# COMMERCIAL SHIPPING ROUTES



COMPLETION OF THE SW RING ROAD IN 2021 WILL SOLIDIFY HWY 22X AS THE OPTIMAL EAST/WEST COMMERCIAL TRANSPORTATION ROUTE.



# DRIVE TIME SCHEDULE

## Rocky View County Industrial Areas

| Industrial Area                                     | Drive Time To:                                                                                        |                                        |                         |                        |                 |                           |              |              |               |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|------------------------|-----------------|---------------------------|--------------|--------------|---------------|
|                                                     | Nearest Residential Communities                                                                       |                                        | Nearest C-Train Station | Stoney Trail Ring Road | Calgary Airport | Foothills Industrial Area | CN Rail Yard | CP Rail Yard | Downtown Core |
| Balzac<br>Rocky View County                         | Redstone NE (10min)<br>Conventry Hills NW (15min)<br>Panorama Hills NW (15min)<br>Evanston NW (15min) | 14min<br>160 Ave N Station             | 8min                    | 17min                  | 27min           | 32min                     | 28min        | 29min        |               |
| Conrich<br>Rocky View County                        | Coral Springs NE (10min)<br>Falconridge NE (10min)<br>Temple NE (11min)<br>Monterey Park NE (11min)   | 19min<br>McKnight Blvd. Station        | 8min                    | 24min                  | 18min           | 0min                      | 21min        | 27min        |               |
| Fulton<br>Rocky View County                         | Mahogany SE (11min)<br>Auburn Bay SE (11min)<br>New Brighton SE (11min)<br>McKenzie Towne SE (15min)  | 11min<br>Auburn Bay / Mahogany Station | 8min                    | 38min                  | 15min           | 20min                     | 19min        | 33min        |               |
| Shepard<br>Rocky View County                        | New Brighton SE (11min)<br>McKenzie Towne SE (11min)<br>Mahogany SE (12min)<br>Auburn Bay SE (12min)  | 14min<br>South Hill Station            | 6min                    | 31min                  | 12min           | 17min                     | 12min        | 29min        |               |
| Frontier / Janet / 84th Street<br>Rocky View County | Erin Wood NE (7min)<br>Dover Glen NE (10min)<br>Applewood Park NE (10min)<br>Forest Lawn NE (10min)   | 12min<br>Lynnwood Millican Station     | 2min                    | 32min                  | 8min            | 12min                     | 11min        | 21min        |               |

12,917 SF ON 2.5 ACRES

LEASED  
2019





# EXCELLENT ACCESS TO REGIONAL TRANSPORTATION ROUTES

