

POINTS NORTH

Points North Business Park
by Camgill Development Corp

Hwy 2 & Hwy 566
Rocky View County, AB



219 ACRES OF INDUSTRIAL, RETAIL,
HOSPITALITY & BUILD-TO-SUIT

2024 AVAILABLE
FOR OCCUPANCY

The Location

- The Calgary region is perfectly positioned along the Trans-Canada Hwy & Alberta Hwy 2 for servicing communities across Western Canada and south to the US & Mexico. With its close proximity to both the CP & CN inter-modal terminals and the Calgary International Airport it is possible to deliver freight around the world.
- The Balzac area in Rocky View County is the fastest growing industrial node in the Greater Calgary Area with 11.7 MSF, or 7% of the GCA's industrial inventory. This represents 30% of inventory built in the GCA in the past 3 yrs and it is slated to receive 58% of new industrial construction in the next 3 yrs.
- Points North Business Park is a prominent Alberta development located at the junction of Hwy 2 & Hwy 566, with high visibility and traffic exposure. This location is easily identifiable, and the highway interchange will see major capital improvements in the near term.
- With easy access to Hwy 2 & the Stoney Trail Ring Road, Points North is ideally located to serve the GCA, and many cities throughout Western Canada & beyond.



5 MINS NORTH TO AIRDRIE
& SOUTH TO CALGARY

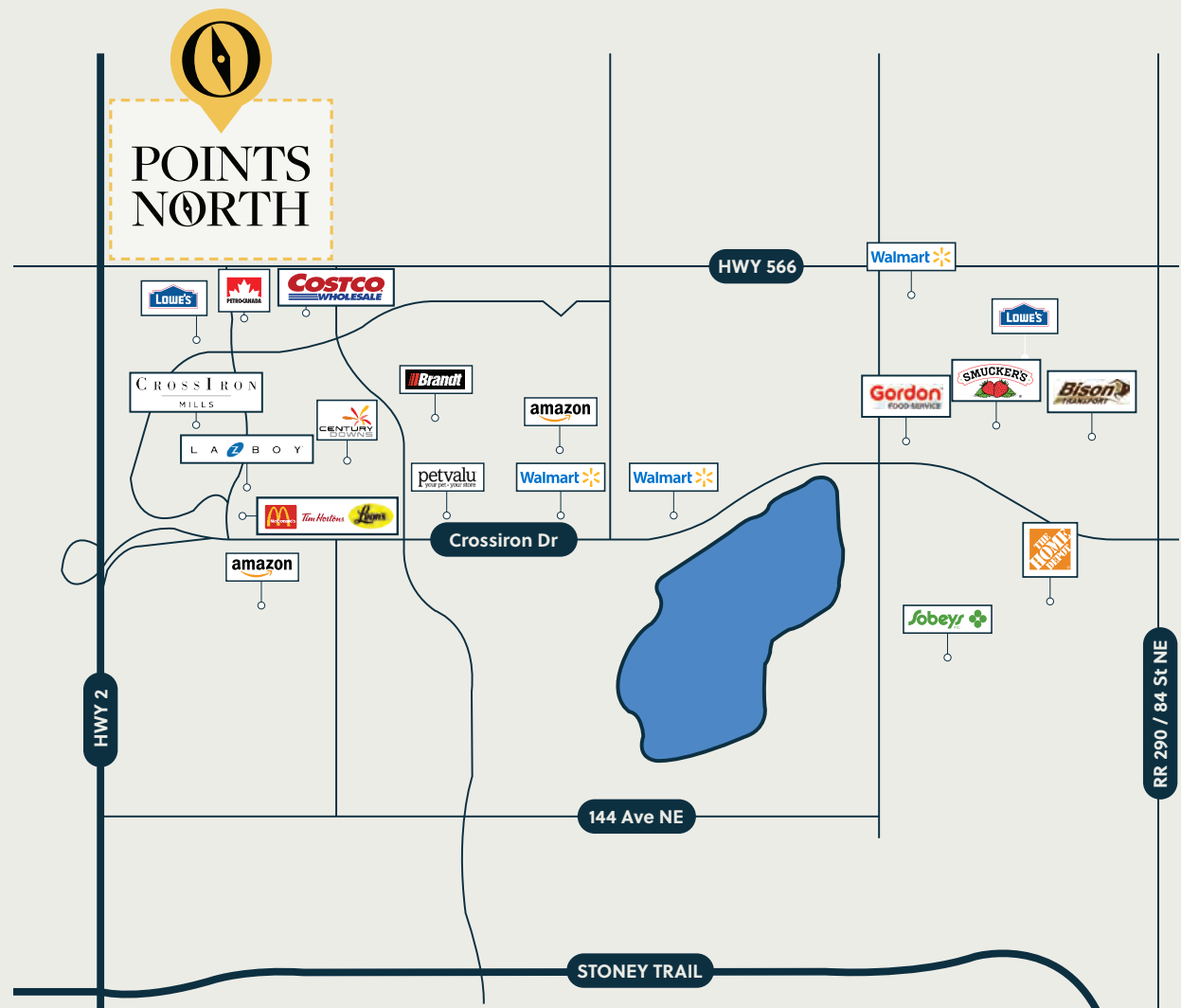
10 MINS TO CALGARY
INT'L AIRPORT

15 MINS TO CALGARY
CITY CENTRE

Area Tenants

The Balzac area offers an excellent labor force from both Calgary and Airdrie as well as a **significant real estate tax savings**. With a lower mill rate than the City of Calgary property taxes are estimated to be between **\$1-2 PSF lower** in Rocky View County.

The Balzac industrial area is home to many regional distribution centers including **Sobeys** (1.3 MSF), **Lowe's Canada** (1.2 MSF), **Walmart** (1.0 MSF), **The Home Depot** (418,346 SF), **Smucker Foods Canada** (395,000 SF), **Gordon Food Service** (275,000 SF), **Amazon** (600,000 SF) in addition to **Petco** and **Costco**.



Overall Site Plan



Development Area

219 acres

Zoning

DC-125



Average Daily Traffic Hwy 2
176,360



Average Daily Traffic Hwy 566 Eastbound
19,680

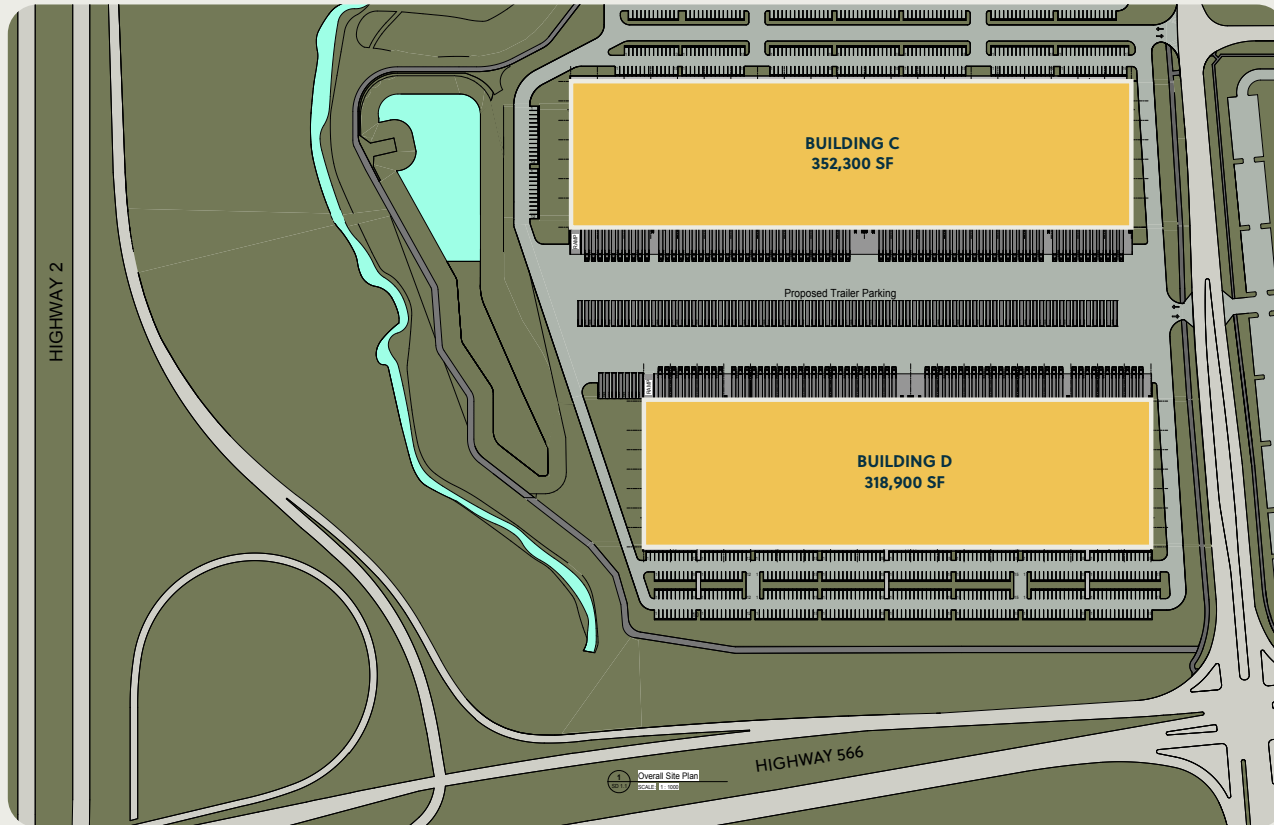


Population of Rockyview County
43,100 (2022)



Population of Airdrie
76,500 (2022)

Phase I Site Plan



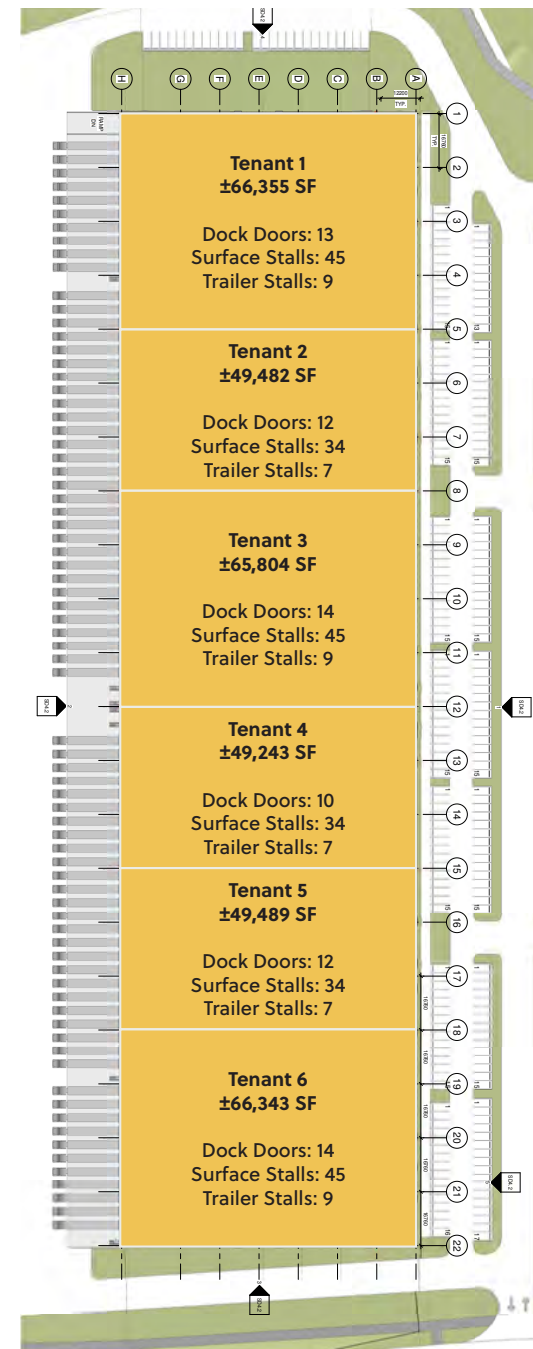
676 SURFACE
PARKING STALLS

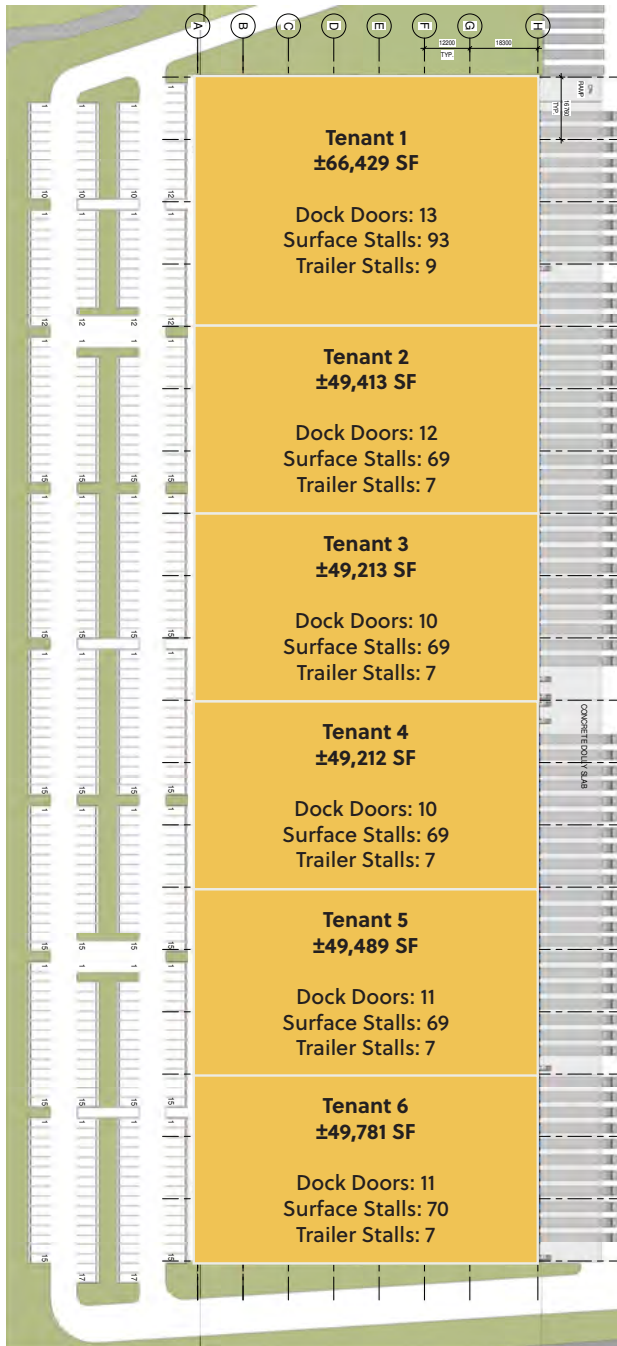
92 TRAILER
PARKING STALLS

1050 FEET OF HIGH VISIBILITY
FRONTAGE TO HWY 566

Building C

Building Area	352,300 SF
Available Area	49,243 - 352,300 SF
Dock Loading	Up to 75 doors
Grade Loading	Minimum of 1 door
Building Depth	302.6'
Column Grid	40' depth x 55' width
Staging Bay	60' depth
Ceiling Height	36' clear
Floor	8" reinforced concrete
Lighting	Highbay LED
Dolly Pad	55' depth, concrete
Power	3 phase, 347/600V, 2000A (est)
Office	Built to suit
Lease Rate	Market
Op. Costs	TBD





Building D

Building Area	318,900 SF
Available Area	49,212 - 318,900 SF
Dock Loading	Up to 67 doors
Grade Loading	Minimum of 1 door
Building Depth	302.6'
Column Grid	40' depth x 55' width
Staging Bay	60' depth
Ceiling Height	36' clear
Floor	8" reinforced concrete
Lighting	Highbay LED
Dolly Pad	55' depth, concrete
Power	3 phase, 347/600V, 2000A (est)
Office	Built to suit
Lease Rate	Market
Op. Costs	TBD



Contact

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CAMGILL

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