

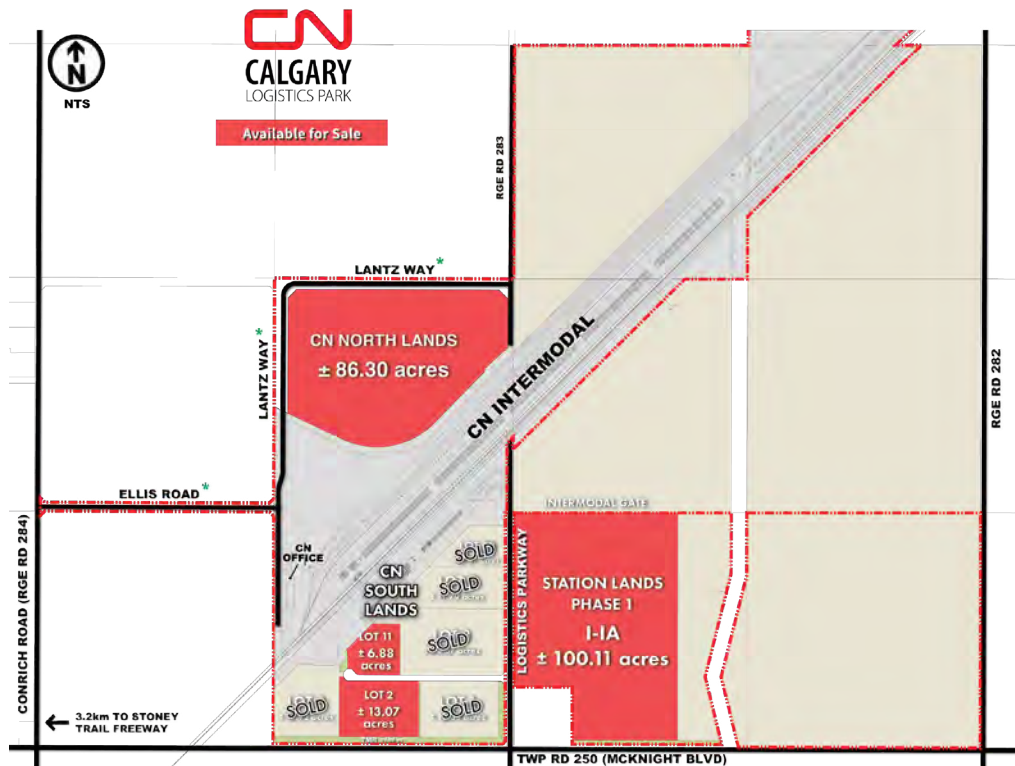
FOR SALE | CN Logistics Park

6.88 to 100.11 Acres of Land Available

- Intermodal Industrial Development sites available
- Most competitive real estate offering in the Calgary Region
- Design build opportunities available
- Minutes to main transportation routes such as Stoney Trail, TransCanada Highway and Highway 2



Site Plan and Details



Lot	Size (acres)	Price Per Acre / Status
S-1	12.85	SOLD
S-2	13.07	\$550,000
S-3	12.92	SOLD
S-8	21.57	SOLD
S-9	11.79	SOLD
S-10	6.67	SOLD
S-11	6.88	\$550,000
Station Lands	100.11	\$495,000
CN North Lands	86.30	\$495,000

Project

CN Calgary Logistics Park

Zoning

Industrial Activity District (I-IA)

Land Provided

- Stripped and Rough Grade
- All Services provided to Property Line

Services

- Storm Water
- Waste Water
- Natural Gas
- Electrical
- Water supply and fire protection
- Fibre optic cabling

- Lots are adjacent to the Intermodal terminal allow for in park movement of containers
- Direct access to the terminal, saving users time and transportation costs; dray savings of over \$100 per container
- Significantly lower property tax versus City of Calgary and no Business tax
- CN offers the best transit times in the industry
- 200 acres available for future development
- Largest inland gateway in Western Canada and the best option for retailers

Location Map / Major Roads and Destinations



Trans-Canada Highway → **16 min. / 10.2 km**



Glenmore Trail → **22 min. / 20.2 km**



Stoney Trail East → **14 min. / 6.8 km**



Deerfoot Trail → **22 min. / 15.6 km**



Downtown Calgary → **28 min. / 23.4 km**



Calgary Int. Airport → **26 min. / 18.8 km**

Contact us for more information

Marshall Toner

EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com

Ryan Haney

Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Chris Saunders

Executive Vice President
+1 403 456 2218
chris.saunders@jll.com

Carey Koroluk

Vice President
+1 403 456 2346
carey.koroluk@jll.com

 **JLL** SEE A BRIGHTER WAY

**PRESENTED
ON BEHALF OF:**

