

SITE SERVICING UNDERWAY



NEW INDUSTRIAL DEVELOPMENT

  
**ROSEMONT**  
INDUSTRIAL PARK

Balzac, Rocky View County, Alberta  
Up to 2.3M square feet

**Hopewell**<sup>®</sup>  
DEVELOPMENT

**CF** Cadillac  
Fairview



## STRATEGIC ADVANTAGE

Situated just north of the Calgary city limits, within the thriving Balzac region of Rocky View, Rosemont Industrial Park stands as a prime location for diverse industrial, distribution, and logistics tenants. Offering a range of single and multi-tenant building configurations, this 146-acre first-class industrial development is strategically positioned to serve as a key distribution hub for Western Canada.

Boasting exceptional connectivity, Rosemont Industrial Park provides unparalleled access to rail and air transportation, seamless integration with national highway systems, and close proximity to the U.S. border—facilitating swift and efficient transportation from Calgary throughout North America.

Renowned companies such as Amazon, TJX, Home Depot, Walmart, Campbell's Foods, Sysco Foods, Lowe's, Sobeys, and Gordon Foods have already recognized the advantages of the area, establishing their distribution centers here. Balzac has emerged as Western Canada's newest powerhouse for e-commerce fulfillment and warehouse distribution, making it an ideal locale for businesses seeking optimal operational efficiency and strategic positioning.

## TAX ADVANTAGE

Businesses in Rocky View County benefit from substantial tax savings as compared to the City of Calgary. The projected tax differential for a proposed 500,000 square foot building in Calgary versus Rocky View County is currently estimated at approximately \$1.27 per square foot per year. This translates to a minimum average savings of \$636,000 annually, or a remarkable \$6.4 million over the course of a 10-year term.

**ESTIMATED PROPERTY TAX SAVINGS  
OF \$1.27 PSF VS CITY OF CALGARY**  
(ESTIMATED AVERAGE OF \$1.72 PSF OVER 10 YEARS)



Rosemont Industrial Park stands in an ideal location within the Balzac distribution hub, strategically positioned to provide crucial access to customers, staff, and vital transportation routes essential for long-term success. Positioned just minutes away from Calgary to the south, Rosemont Industrial Park offers direct connectivity to Alberta's premier urban center and beyond, facilitated by the well-connected Stoney Trail ring road, Deerfoot Trail, and the QE2 and Trans-Canada highways. Elevate your business with an esteemed address at Rosemont Industrial Park—a strategic choice ensured to elevate your business presence and facilitate growth.

# EXACTLY WHERE YOU NEED TO BE

**107,500 TONNES OF CARGO** WENT THROUGH YYC CALGARY INTERNATIONAL AIRPORT IN 2022

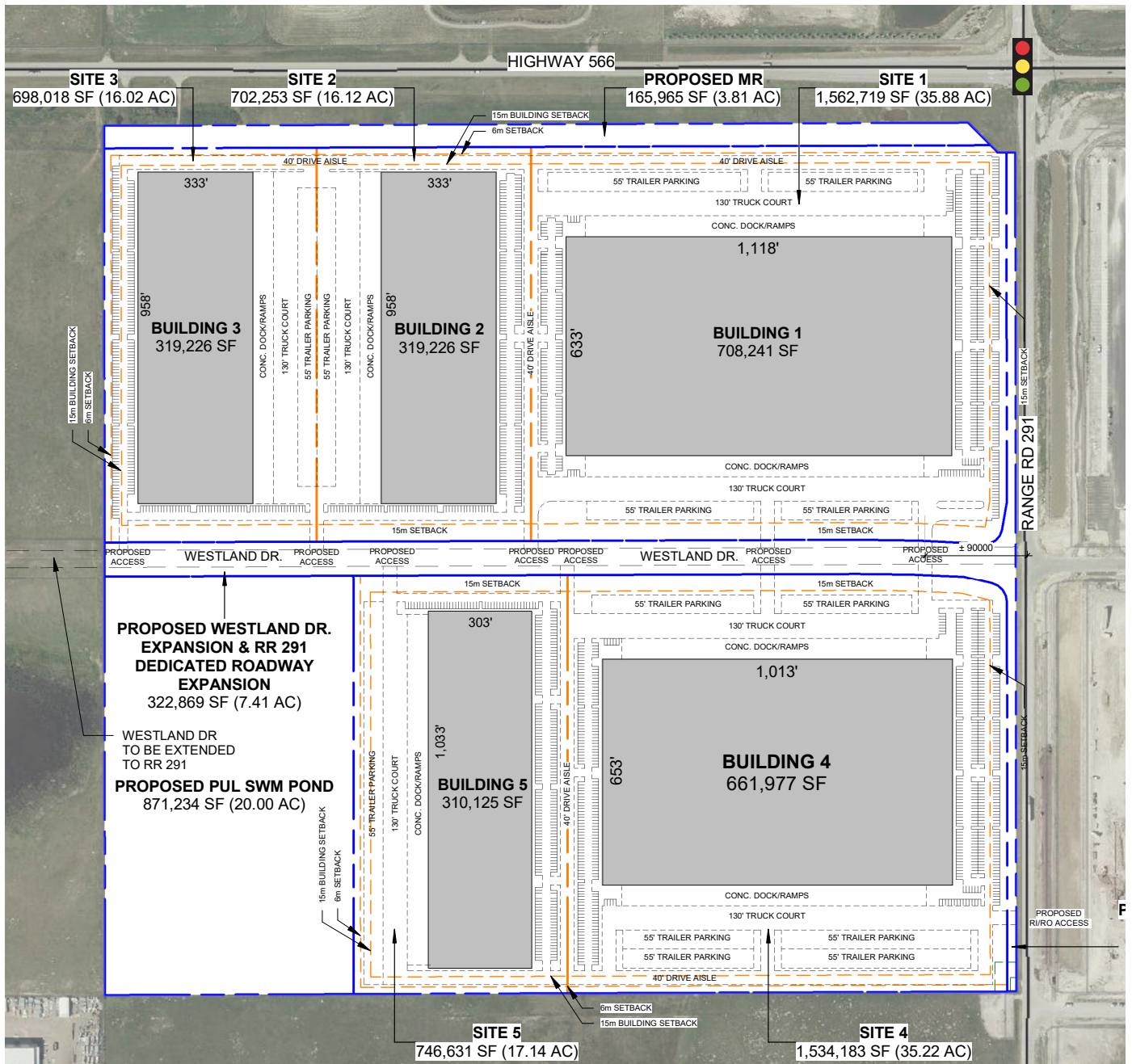
**75% OF ALBERTA'S AIR CARGO** SHIPMENTS GO THROUGH **YYC AIRPORT**

**50 MILLION PEOPLE** CAN BE REACHED WITHIN A **DAYS DRIVE**

**CARGO** CAN BE TRANSPORTED ANYWHERE WITHIN **48 HOURS**

## OUTSTANDING ACCESS TO KEY TRANSPORTATION ROUTES





## BUILDING DESIGN FEATURES

- Designed to accommodate single tenant or multi-tenant requirements
- Cross-dock and single sided loading options
- 40' clear ceiling heights
- 59' x 40' grids
- 61' marshaling bay depths
- Dock & drive-in loading
- R-30 roof membrane and min R-20 wall insulation
- 2,000 Amp / 600 Volt power
- Ample car and trailer parking stalls
- Custom office improvements to be designed and built to suit tenant requirements
- Energy efficient design

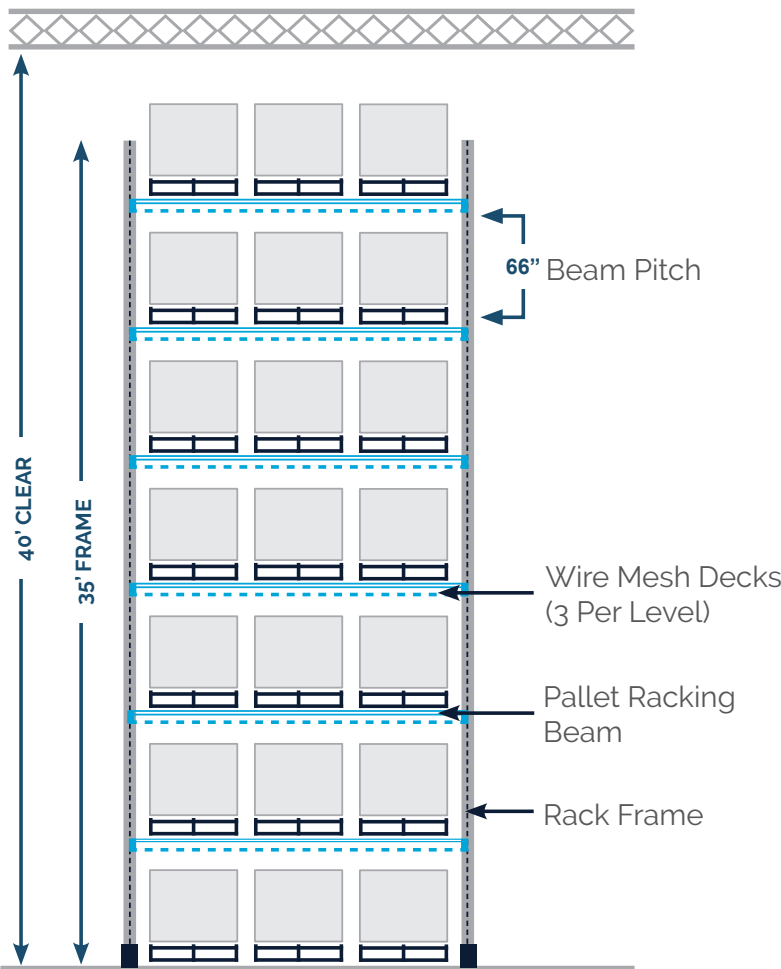


HOPEWELL DEVELOPMENT

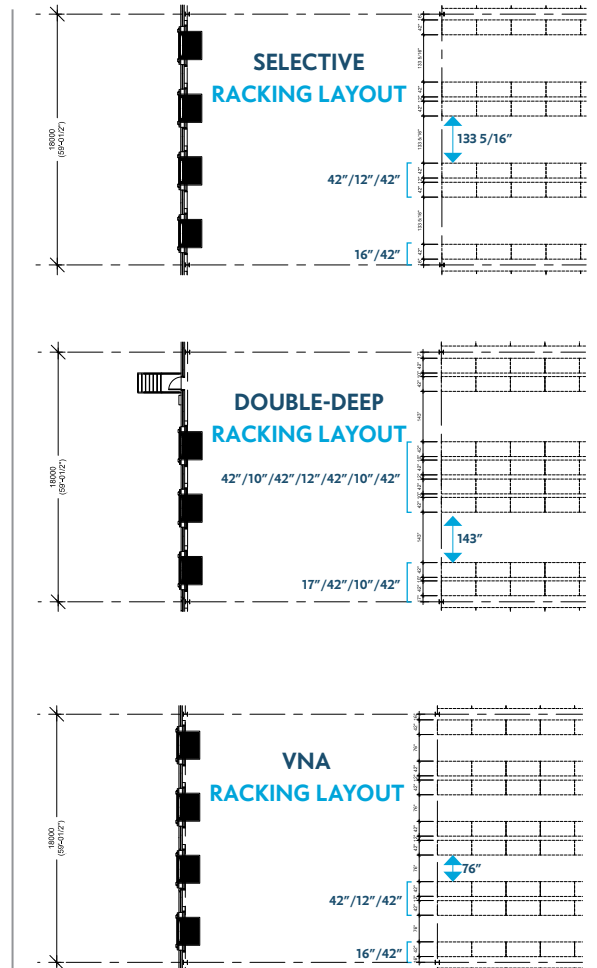
*A Reputation Built on Performance*



40' CLEAR HEIGHT



RACKING LAYOUTS ON 59' WIDE BAY



**40' CLEAR VS. 32' CLEAR**    **40' CLEAR VS. 36' CLEAR**  
 40% storage capacity increase    17% storage capacity increase



- Heavy duty paving in loading areas and in trailer storage areas
- Truck aprons extend full width of loading doors out to 55' with minimum 6" concrete placed over 12" compacted gravel
- R-30 EPDM roof membrane with gravel ballast
- Exterior walls pre-cast concrete sandwich panel with graphic concrete patterns, for enhanced aesthetics and min R-20 Polystyrene insulation.
- 5' x 5' punched windows along the dock loading area
- 9' x 10' overhead doors complete with 40,000lb 7'x8' deep hydraulic dock levelers and bumpers
- ESFR Sprinkler system
- Gas fired suspended unit heaters along the front glazing
- LED lighting in the warehouse providing 30 FC
- 8" floor slab, capable of 20,000 lbs single leg racking load
- Telus PureFibre available
- I-HVY Zoning

## HOPEWELL'S GREEN POLICY

As one of Canada's largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

We support the principles of sustainable development and integrate the following considerations into our core business activities:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality

Contact us today to learn more about the many features of the Rosemont Industrial Park that reflect our Green commitment.



DISCLAIMER: Renderings and sketches are artist's representation only, and may not be accurate. Dimensions, sizes, features, amenities and layouts are approximate only, and are subject to change without notice. The Developer reserves the right to make modifications to the information contained herein. E. & O. E.





## THE NAME TO TRUST FOR QUALITY & SERVICE HOPEWELL DEVELOPMENT

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

**Learn more about the Hopewell difference today**

[hopewelldevelopment.com](http://hopewelldevelopment.com)



Cadillac Fairview is one of the largest owners, operators, investors and developers of best-in-class office, retail, multi-family residential, industrial and mixed-use properties in North America.

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**INQUIRIES**

CONTACT US TODAY  
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