

# CN LOGISTICS PARK

FROM 6.97 TO 18.46 ACRES OF LAND FOR SALE



**CALGARY**  
LOGISTICS PARK

## LAND FOR SALE | CN Logistics Park, Lot 9 & 10

Rocky View County, AB

Leading Agent |

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**CDNGLOBAL**

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Rocky View County, Alberta

## PROPERTY DETAILS

### PROJECT

CN Calgary Logistics Park

### ZONING

Industrial Heavy District (I-HVY)

Purpose: To provide for a range of industrial activity that may have offsite nuisance impacts, including support services and storage

**Permitted Uses:** Industrial (Logistics), Industrial (Medium), and Industrial (Light)

### LAND PROVIDED

- Stripped and rough graded
- All services provided to property line

### SERVICES (FULLY SERVICED)

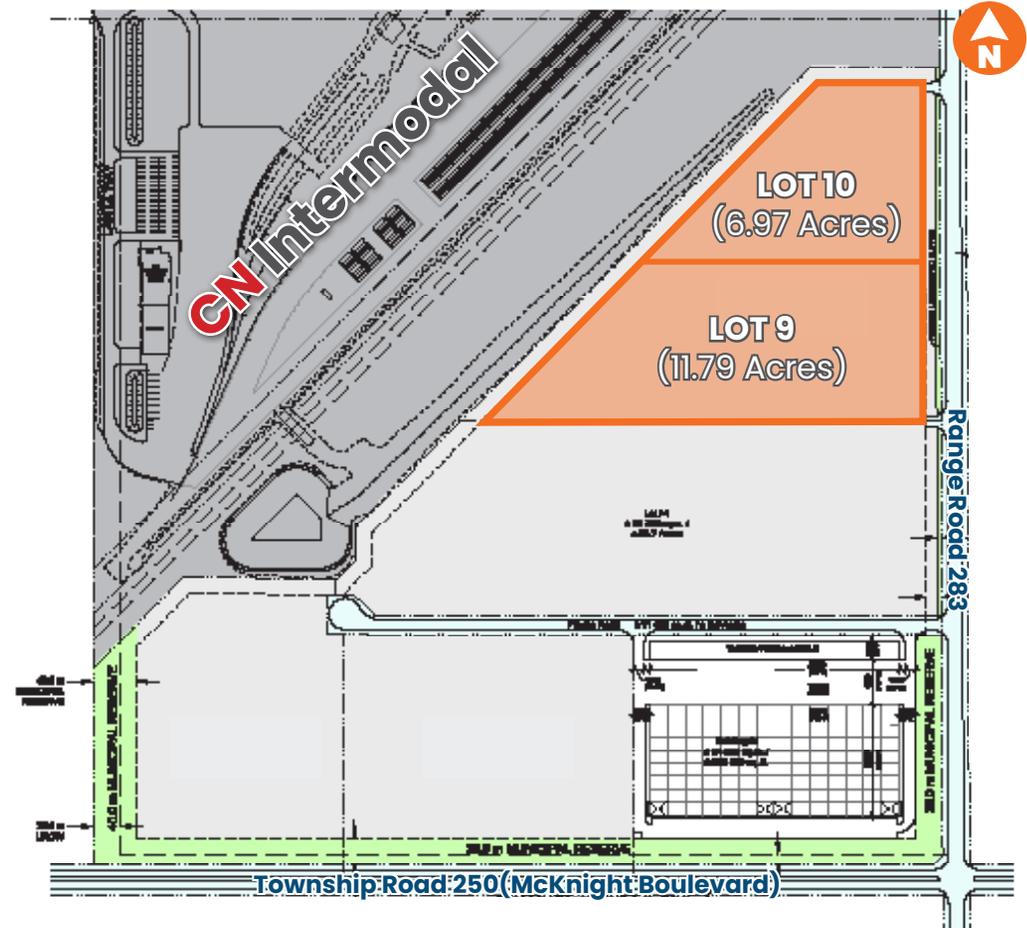
- Storm water
- Waste water
- Natural gas
- Electrical
- Water supply and fire protection
- Fibre optic cabling

## AVAILABLE LOTS

LOT	SIZE	PRICE / ACRE	PRICE
9	11.79 Acres	\$495,000	\$5,836,050
10	6.67 Acres	\$495,000	\$3,301,650
<b>Combined (9 &amp; 10)</b>	18.46 Acres	\$495,000	\$9,137,700

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. **CDN GLOBAL ADVISORS LTD.**

## TOTAL OF 18.46 ACRES AVAILABLE FOR SALE



## BENEFITS OF CN LOGISTICS PARK

- Site is adjacent to the intermodal terminal
- Save costs on transportation by having direct access to the terminal
- Lower property taxes approximately 50% lower taxes than in the City of Calgary
- Best transit times provided by CN
- 7 Minutes to Stoney Trail NE
- 15 minutes to Balzac Industrial, 15 minutes to Foothills Industrial, 20 minutes to CP intermodal, and YYC International Airport

**CN Intermodal**

**Entrance / Exit to  
CN Intermodal**

**LOT 10  
(6.67 ACRES)**

**LOT 9  
(11.79 ACRES)**

**Range Road 283**

**Township Road 250 (Mcknight Boulevard)**



**HAMLET OF CONRICH**



**LOT 9**  
(11.79 ACRES)

**LOT 10**  
(6.67 ACRES)

### DRIVING DISTANCE



- TransCanda Highway (Range Road 283) 5 Mins
- Stoney Trail NE (McKnight Boulevard NE ) 7 Mins
- City of Chestermere 7 Mins
- Balzac Industrial 15 Mins
- Downtown Calgary 20 Mins
- YYC International Airport 20 Mins



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## CONTACT US

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