



# Industrial Update

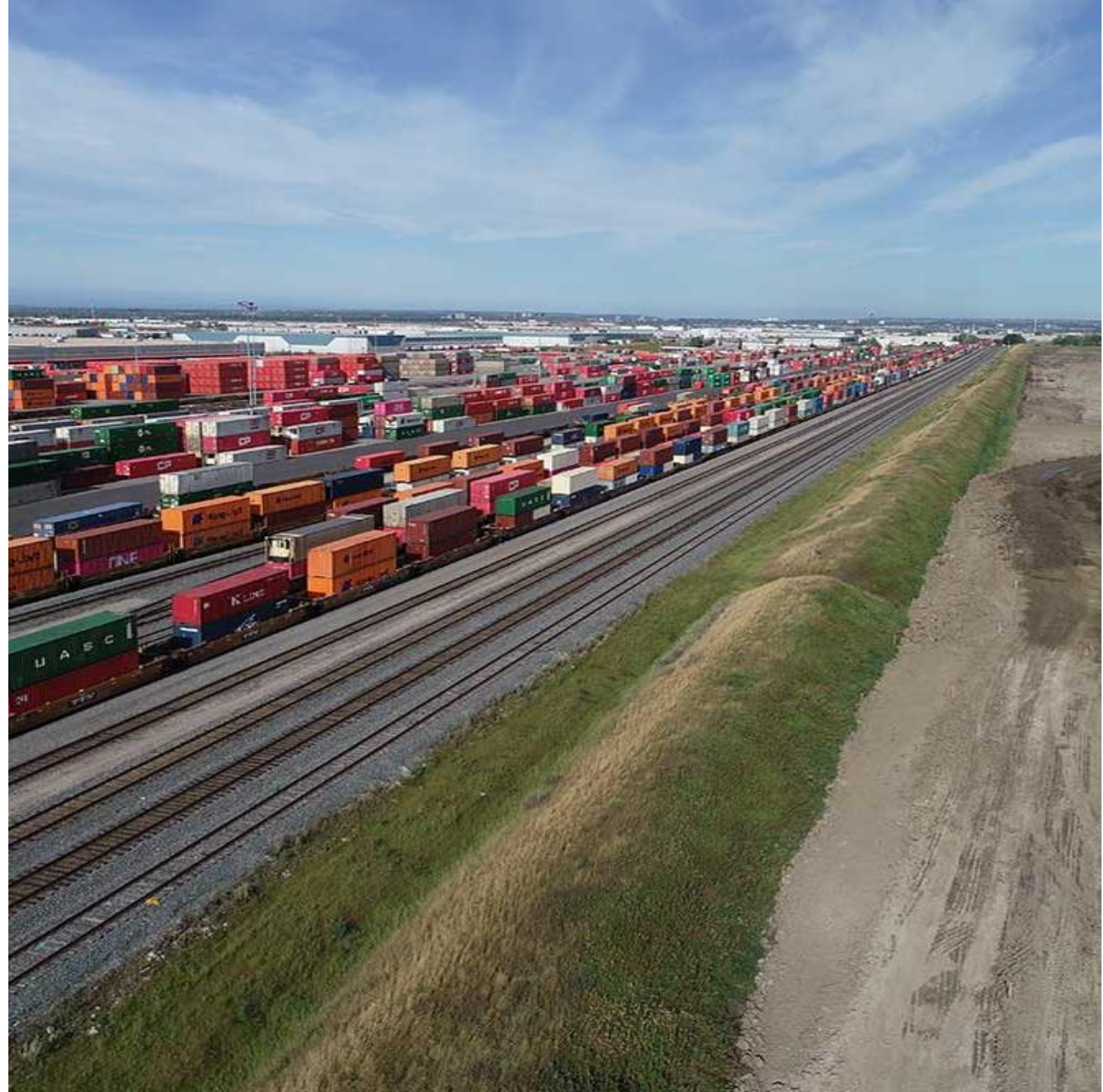
Pre-Roll Consultation Period

Oct. 1 – Nov. 14, 2025

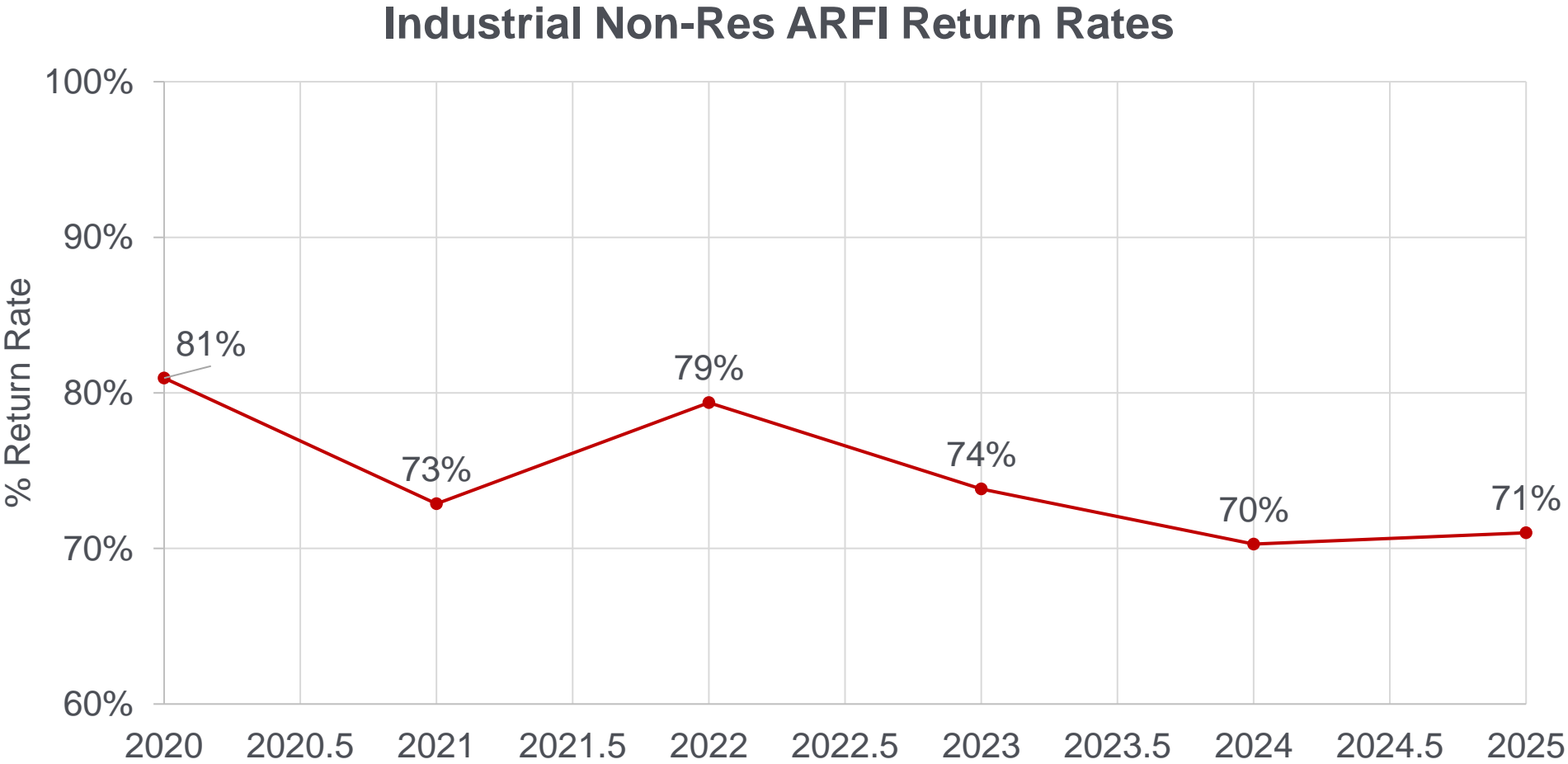


# Agenda

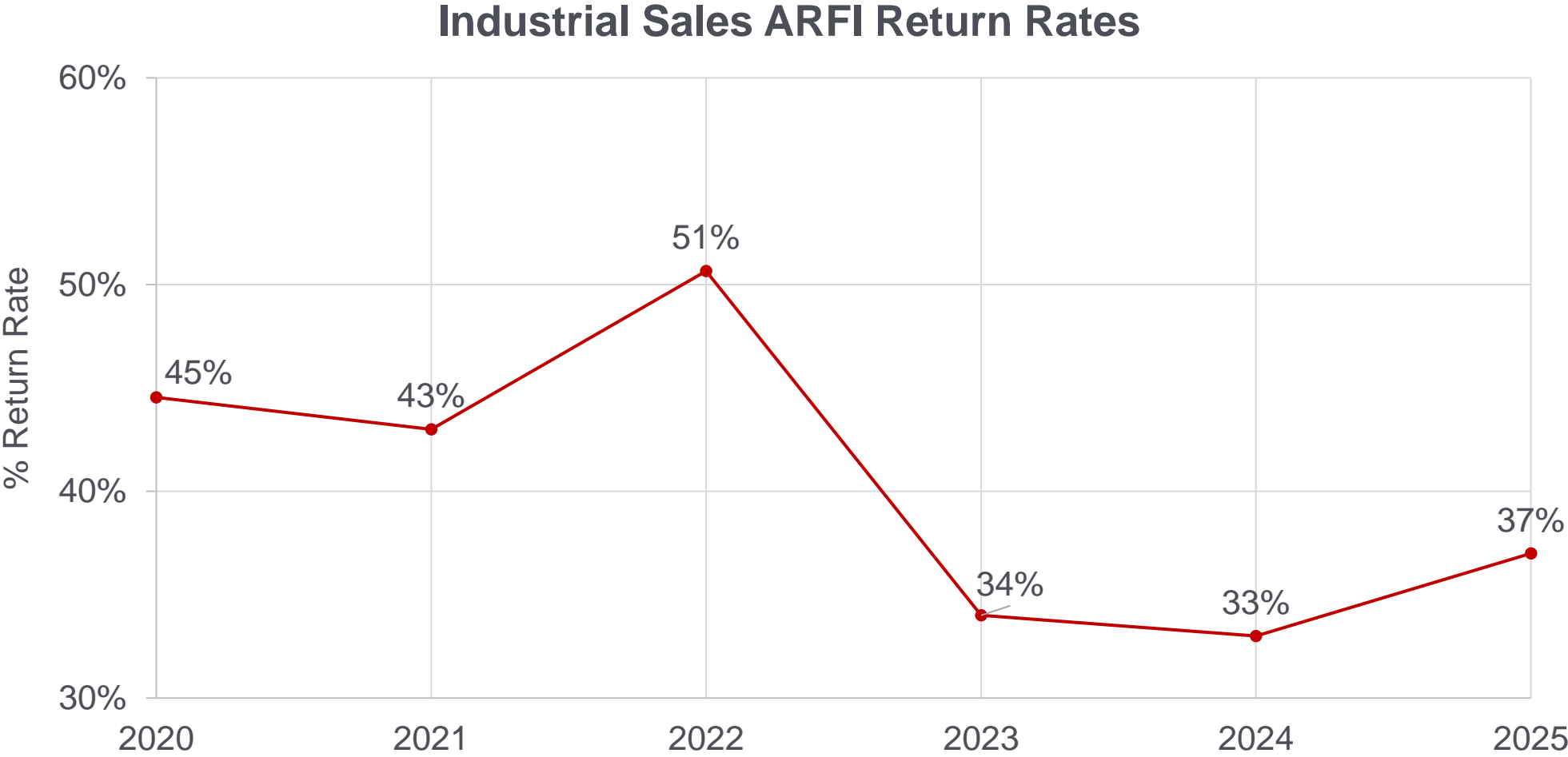
- Data quality:
  - NR ARFI and Sales ARFI
- Market Overview
- New Developments
- Sales Activity
- Permit Activity
- Inventory Overview
- Inventory Breakdown



# Industrial Non-Res ARFI




# Industrial Sales ARFI

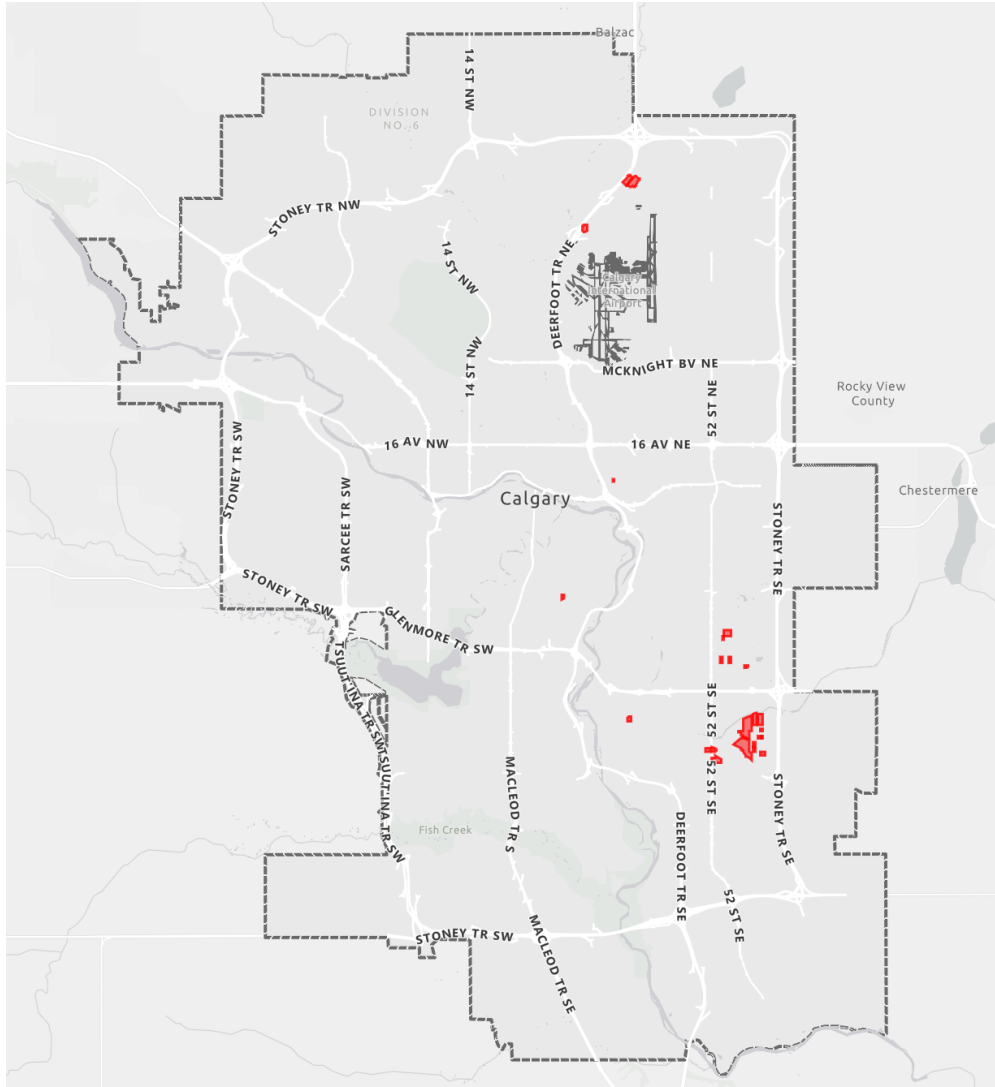




# Citywide Growth Strategy – Industrial Action Plan

- 
- A photograph of an industrial area. In the background, there are several large industrial buildings with grey and red siding. In the foreground, there is a construction site with muddy ground and some dry grass. A red rounded rectangle is overlaid on the image, containing a bulleted list.
- Strategic initiative – build Calgary's future
  - Help enable sustainable industrial development in Calgary

# New Developments



New industrial inventory >30K SF constructed since 2020

- 6.5 Million SF total
- 5.7 Million SF in large-format >100K SF space
- Primarily concentrated in new greenfield industrial parks

# New Developments – Shepard Logistic Part of Prairie Economic Gateway

## PROJECT SITE FACTS



**1,300 acres**  
of greenfield development under  
single ownership and unencumbered

**7.8 km**  
(4.8 miles) from CPKC intermodal  
ramp

**20,000,000+ ft<sup>2</sup>**  
of future industrial development

**15.5 km**  
(9.6 miles) from CPKC Calgary rail  
yard

**200 spots**  
of general rail to truck transload  
capabilities on-site

**25.8 km**  
(16 miles) from CN's intermodal ramp

**Direct rail access**  
to the CPKC

**3.2 km**  
(2 miles) east of Calgary's ring road

**Well located**  
in the region for warehousing and  
distribution



# New Developments - Constellation

The City of Calgary brings you

CONSTELLATION

INDUSTRIAL PARK and more ...

600 ACRES  
IN OUR CITY'S  
SOUTHEAST



RING ROAD  
8 KM  
7 MINUTES



CPKC RAIL  
6 KM  
10 MINUTES



CN RAIL  
19 KM  
20 MINUTES



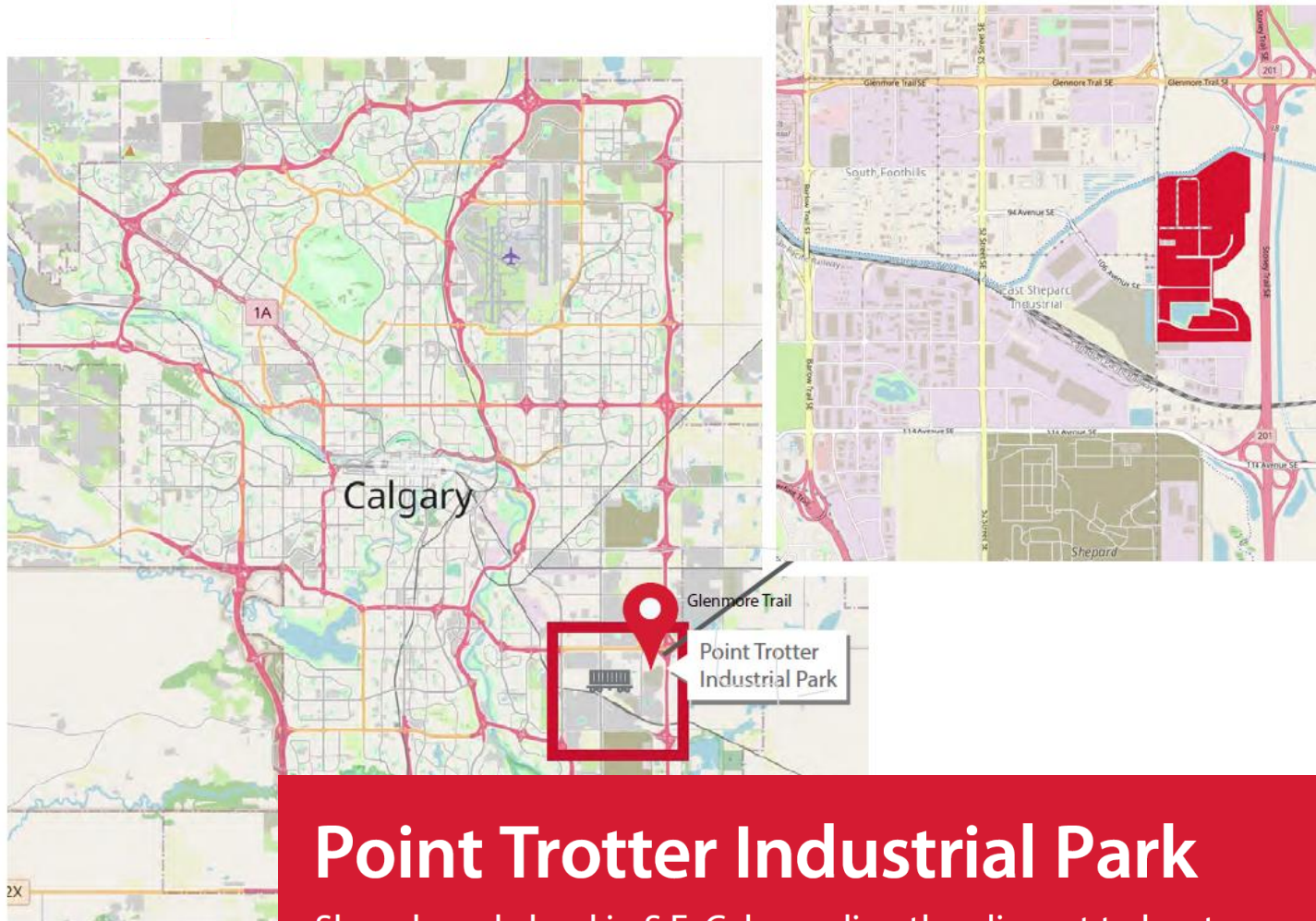
AIRPORT  
23 KM  
22 MINUTES







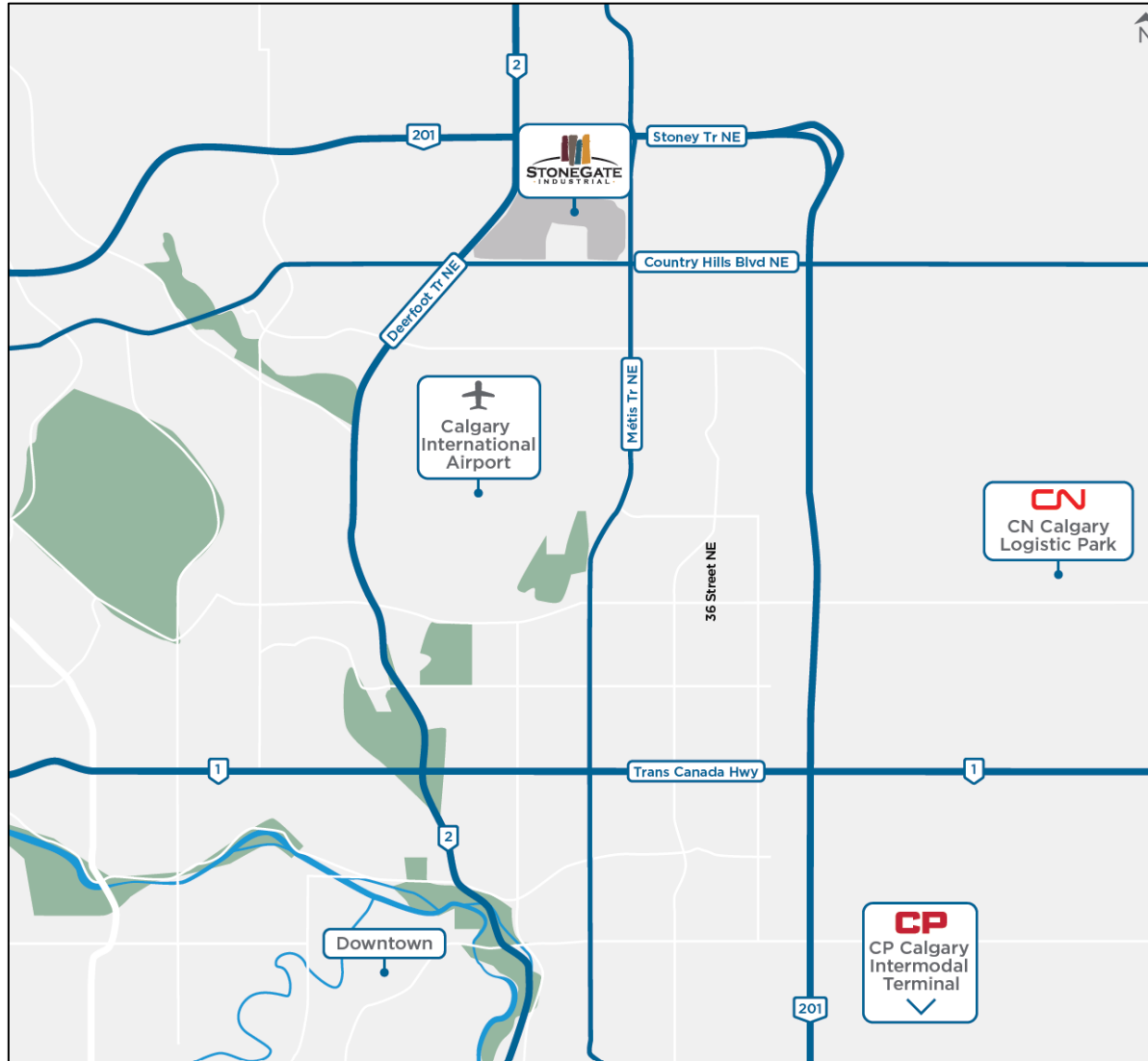
# New Developments – Point Trotter



## Point Trotter Industrial Park

Shovel-ready land in S.E. Calgary directly adjacent to key transportation nodes for the efficient warehousing and distribution of goods and services.

# New Developments – StoneGate

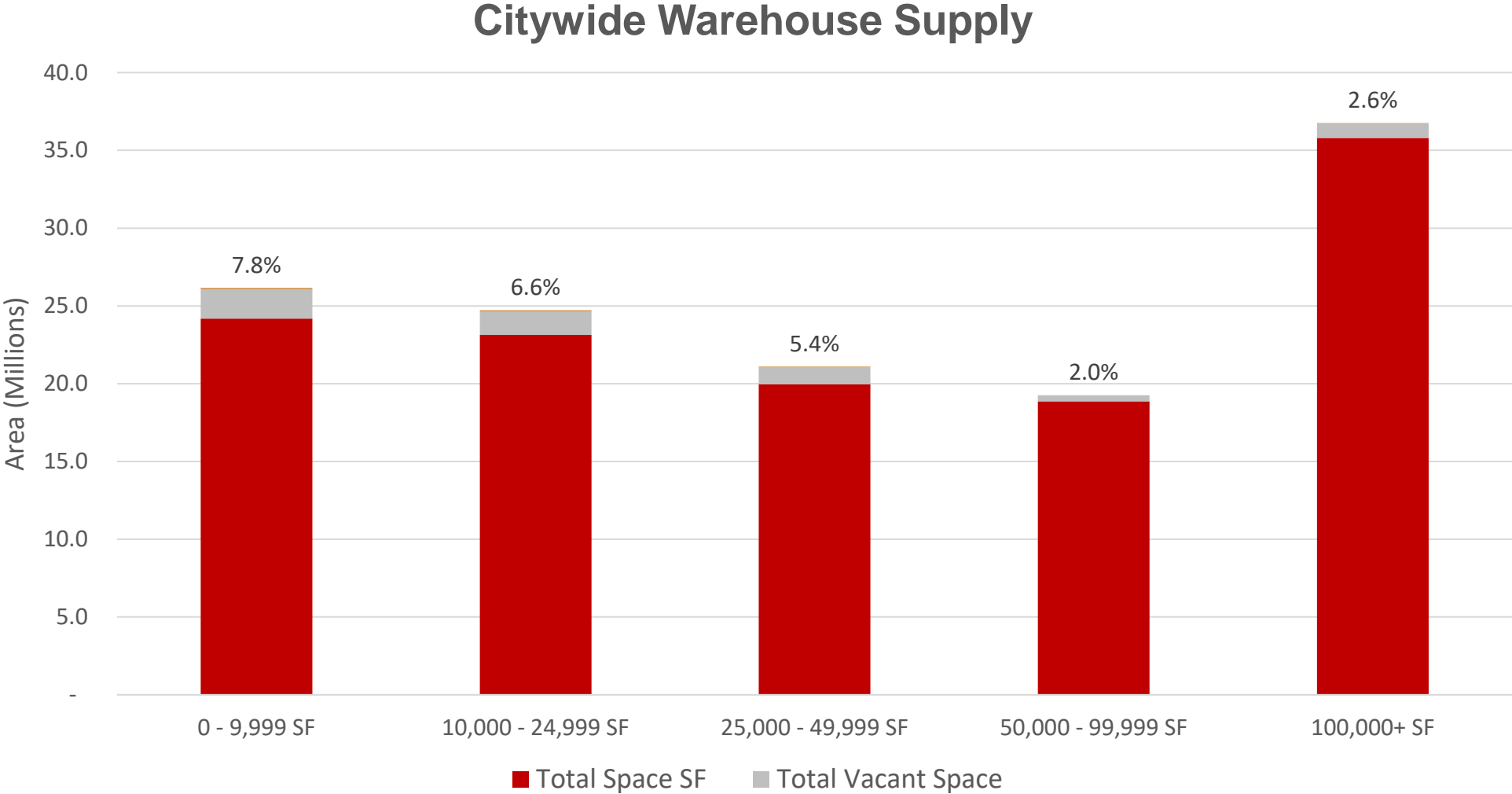


INDUSTRIAL AREA  
**1,674,861**  
sq. ft.

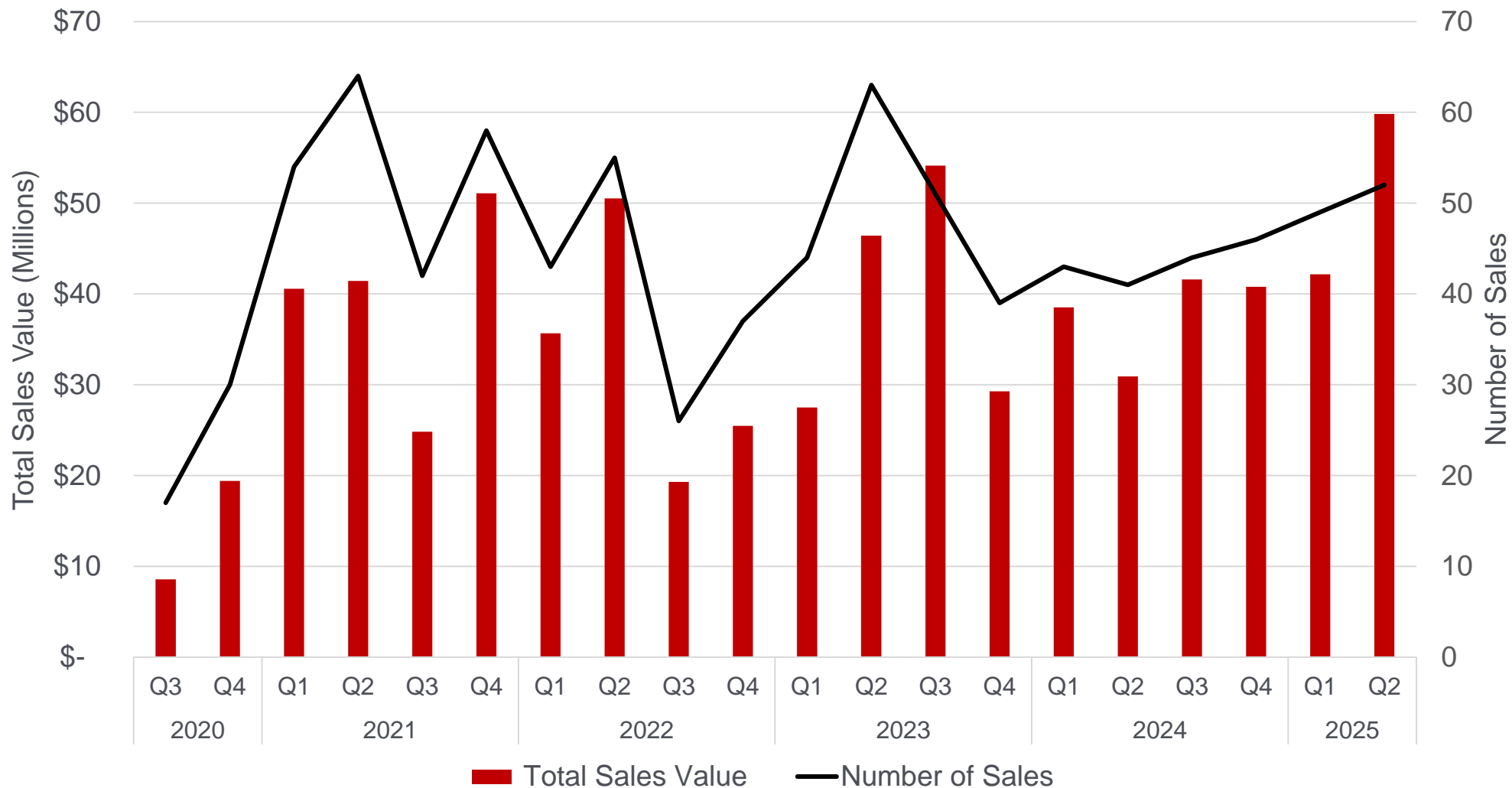
LAND  
**228**  
acres to be  
developed



# Supply & Demand

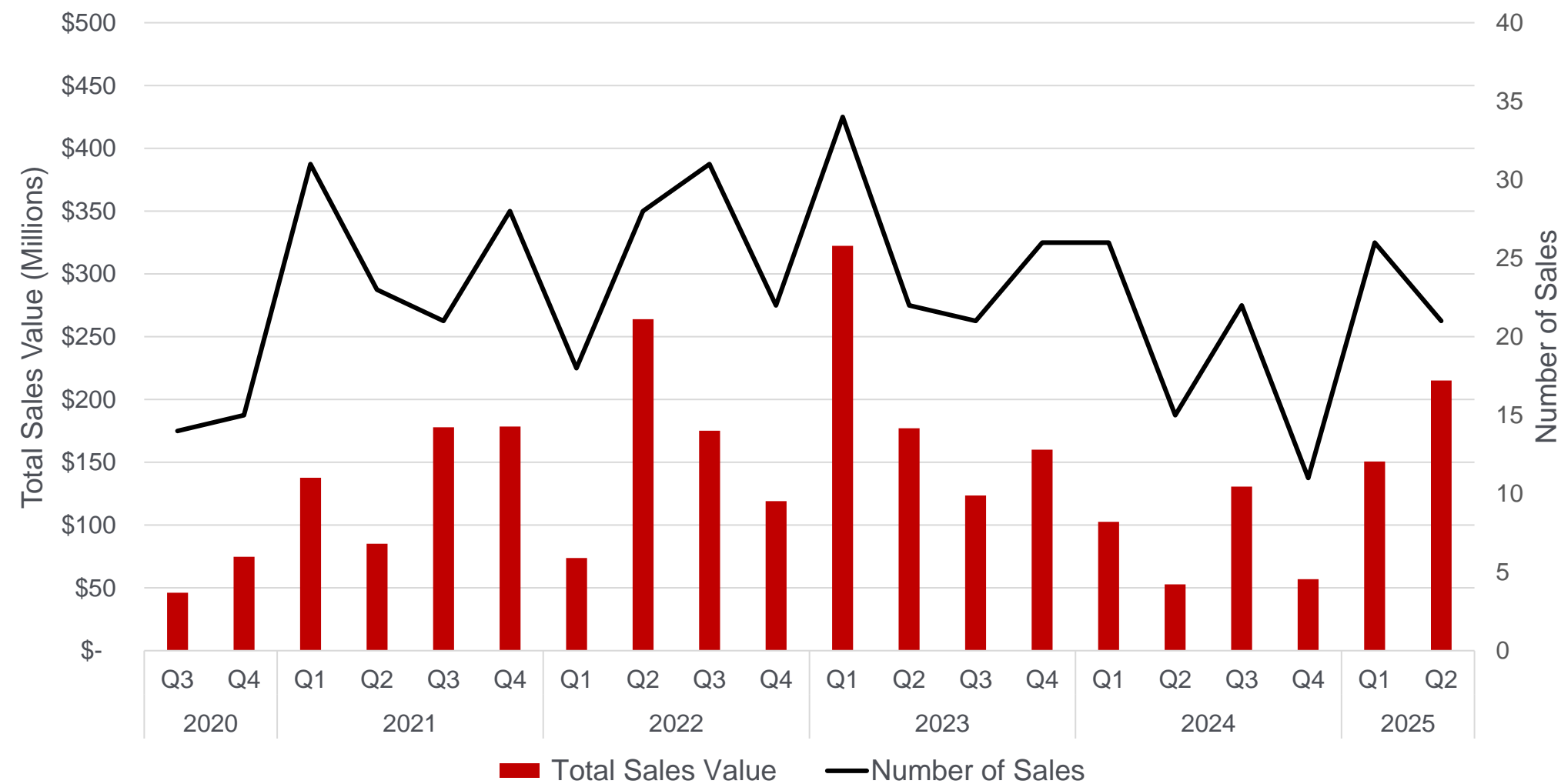


# Sales Activity - Industrial Condos

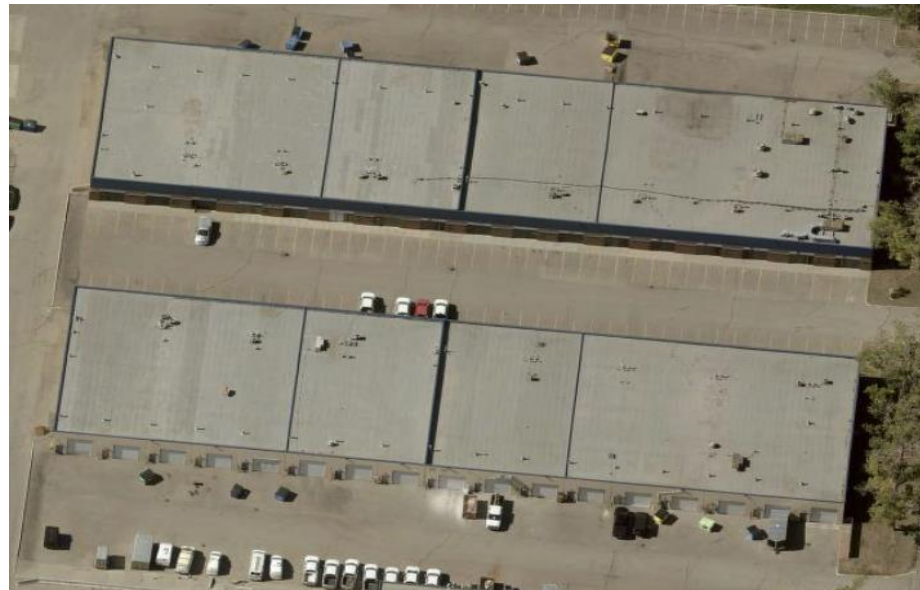




# Sales Activity - Industrial Warehouses



## Notable Sale



### 1007 55 Ave NE (Portfolio)

**Registered Sale Date:** Feb. 10, 2025

**Sale Price:** \$52,000,000

**Sale Price PSF:** \$149 PSF

**Community:** Skyline NE

**Zoning:** Industrial General (I-G)

**Property Type:** IN0701 - Warehouse

with 3 or More Units / IN0606

Warehouse with 2 or Less Units

**Assessable Area:** 348,946 SF

**Year of Construction:** 1977



# Notable Sale

## 4900 102 AVE SE

**Registered Sale Date:** Oct. 21, 2024

**Sale Price:** \$11,800,000

**Sale Price PSF:** \$254

**Community:** East Shepard Industrial

**Zoning:** IG

**Property Type:** IN0606 Warehouse with 2 or Less Units

**Assessable Area:** 46,385 SF

**Year of Construction:** 2009



# New Permits & Development

- Total Value of Permits: **\$289 million**
- # of Permits Over \$1 million: **49**  
# of Permits Over \$10 million: **11**
- Notable Development Activity
  - Large Format Warehouses
  - Self-Storage Facilities
  - Indoor Farming & Agribusiness


## 2025 Industrial Inventory Breakdown

Property Type	Number of Properties	Total Assessed Value (Billions)	Typical Assessment Change (YOY)
Cost	220	\$1.43	5.00%
Condo	3,031	\$2.22	6.00%
Warehouse <100K	2,298	\$10.80	7.00%
Warehouse >100K	212	\$8.24	7.25%

\* Overall Industrial Inventory Change 6.5%



# Key Takeaways

- 
- An aerial photograph of an industrial area. In the foreground, there is a large, modern warehouse with a grey roof and a paved parking lot filled with cars. To the left, a railway track runs parallel to a road, with several colorful shipping containers stacked along the tracks. In the background, a dense urban area with many buildings and houses is visible. A red rounded rectangle is overlaid on the center of the image, containing three bullet points.
- Industrial sale activity remains strong
  - New supply coming online via new developments
  - Overall industrial outlook remains positive



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Get a tax estimate.

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committed to working with you.