

Calgary



The City of Calgary brings you

CONSTELLATION

INDUSTRIAL PARK and more...



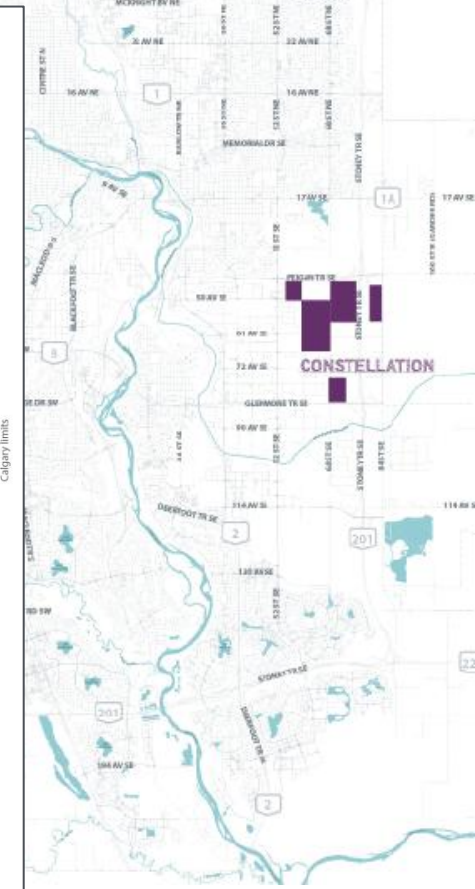
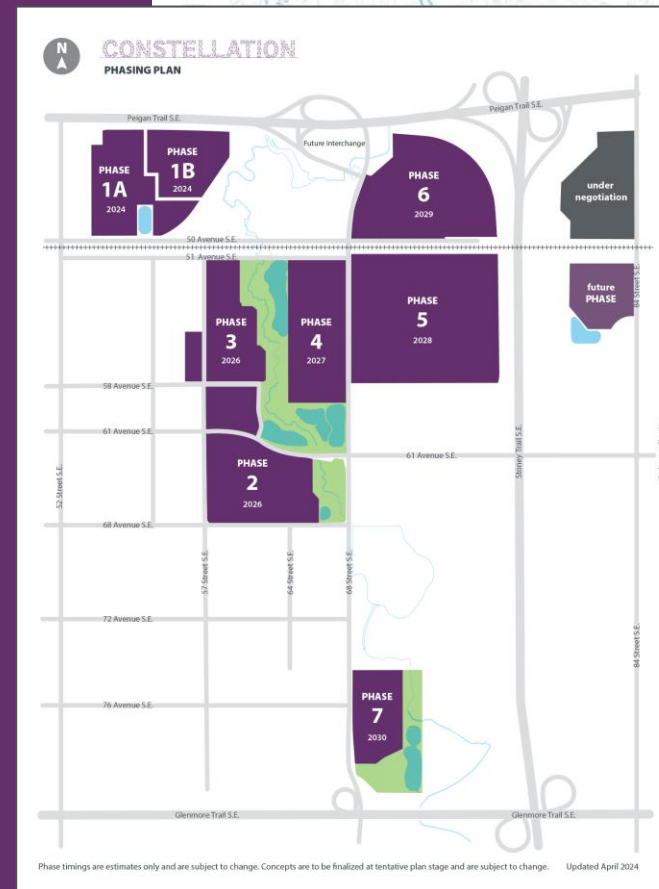
Your gateway to regional and **global markets**

- Home to over **5,000** transportation and logistics businesses.
- Conveniently reaching **16 million** consumers within a day's drive.
- YYC welcomed over **18.5 million** passengers in 2023.
- **Seamless access** to Port of Vancouver and Prince Rupert.
- Recorded **more than 5,000** cargo landings in 2023.



Clear thinking on industrial parks

- Constellation is strategically located to provide efficient access to major transportation links.
- Major highways north-south and east-west for businesses with high volumes of shipping and receiving.
- Good supply of land and serviced lots.
- Constellation offers a diverse range of lot sizes, with opportunities to customize size through lot consolidation.
- Well-developed industrial zone provides quick access to suppliers and contractors.



Phase timings are estimates only and are subject to change. Concepts are to be finalized at tentative plan stage and are subject to change. Updated April 2024

Calgary's newest industrial park **has so much to offer**

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

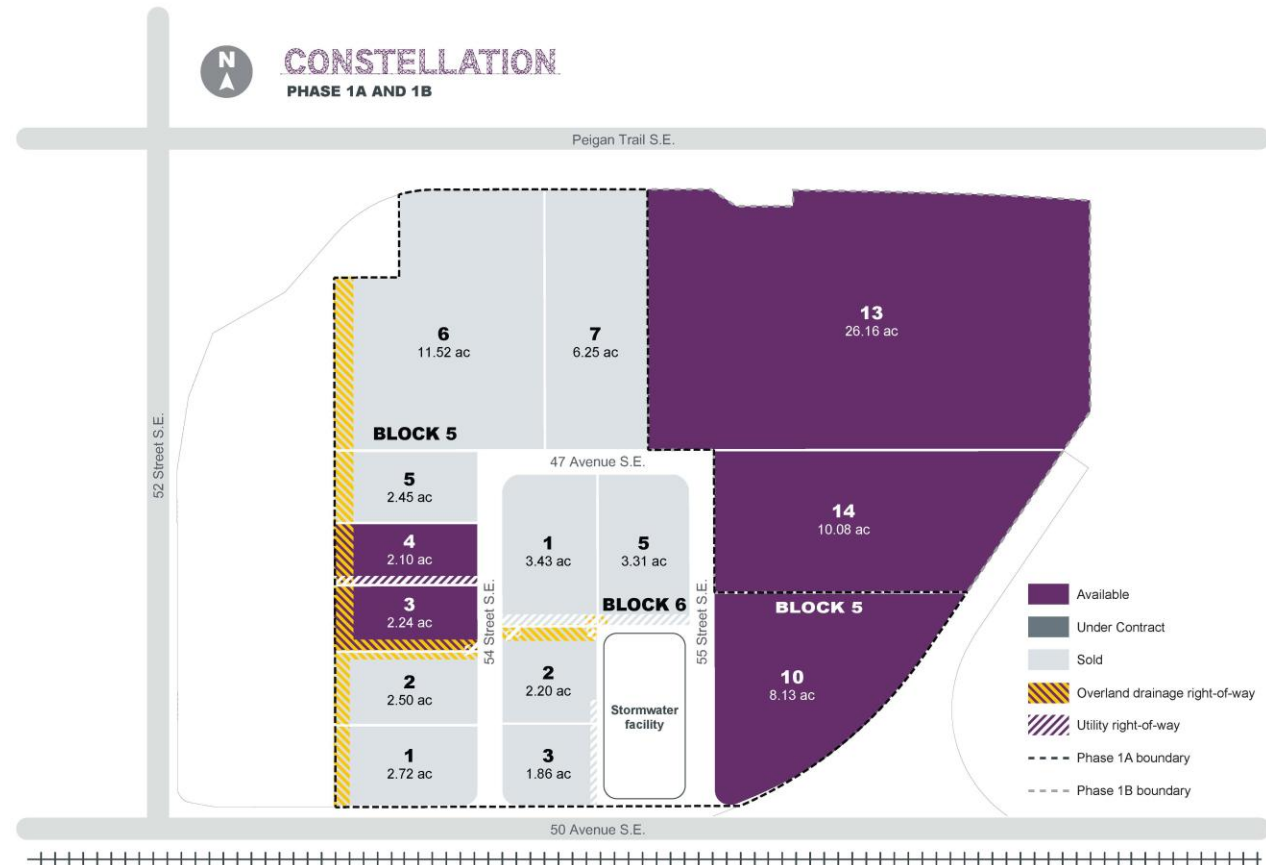
23 KM

22 MINUTES



Serviced lost in a strategic location

- Major highways north-south and east-west for businesses with high volumes of shipping and receiving.
- Good supply of land and serviced lots.
- Well-developed industrial zone provides quick access to suppliers and contractors.



Better infrastructure

New interchanges
make it easy to get
into and out of
the City.

Connected to both
CPKC and CN —
Class 1 railroads.

YYC International
Airport offers logistics
facilities, cargo services
and customs.



Better public transit

- Industrial parks are serviced by Calgary Transit.
- Employees are able to get to work safely all winter.
- Employees don't need to own a vehicle.





Better labour force

- Huge talent pool and a great place to live.
- Recreation facilities, entertainment
- and big-city amenities.
- The Economist ranked Calgary the world's seventh "most livable" city in 2023.

Even **better**

The City will work with you to achieve certainty through approval coordination and customized timelines.



More reasons to choose **Constellation**

Transit
service

Lower
Insurance
costs



Fire and
police
services



Banks,
Restaurants
Convenience
stores

Stormwater
management



Reliable
Snow
clearing



Contact **US**

Connect with one of our knowledgeable sales agent

Joel van der Velden
Senior Sales Agent

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Call 403-540-8745



Visit calgary.ca/constellation for more information