

CARMEK

COURT FLEX

OWN IT. USE IT. LEASE IT.

BOXD
DEVELOPMENTS



CARMEK INDUSTRIAL PARK
ROCKY VIEW COUNTY, AB



FLEXIBLE INDUSTRIAL OWNERSHIP.

OWN IT. USE IT. LEASE IT.

Carmek Court Flex is a new generation of premium industrial ownership designed for businesses, entrepreneurs, trades, collectors and owners who expect more from their space.

Built with insulated precast concrete and designed around oversized 16' x 16' overhead doors, 20' ceiling heights, full municipal-style utilities and flexible 30' x 71.5' floorplates, Carmek Court Flex combines durability with the freedom to make the space your own.

Own a single ±2,145 sq. ft. bay. Combine multiple units. Create a drive-through configuration. Add a future mezzanine. Build out an office, showroom, workshop or private storage space.

This is industrial space designed to adapt — to your business, your lifestyle and whatever comes next.

THE BUILDING

NOT ANOTHER METAL BOX.

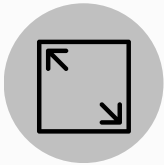
BUILT FOR DAY 1. AND DAY 5,000.

Carmek Court Flex is designed around materials and systems selected for durability, usability and long-term ownership. Insulated precast concrete construction creates a substantial, low-maintenance building envelope, while full-height fire-rated demising walls provide separation between individual units.

Inside, generous ceiling heights, oversized overhead doors, reinforced concrete floors and flexible servicing provide a highly adaptable foundation for business, storage, workshop and recreational uses.

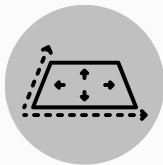


INSULATED PRECAST CONCRETE • 16' × 16' INSULATED OVERHEAD DOORS



±2,145

SQUARE FEET



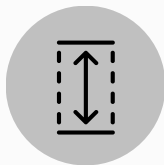
30' × 71.5'

FLOOR PLATE



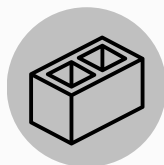
16' × 16'

OVERHEAD



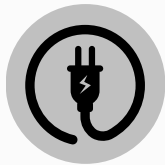
±20'

CLEAR HEIGHT



6"

REINFORCED SLAB



100A/200A

POWER OPTIONS

WHAT’S BETWEEN YOU AND THE OUTDOORS.

EAGLE BUILDERS INSULATED PRECAST CONCRETE. [LEARN MORE](#)

A LOAD-BEARING INSULATED SANDWICH PANEL COMBINING STRUCTURE, INSULATION AND EXTERIOR/INTERIOR FINISHES IN ONE SYSTEM.

Exterior Concrete Wythe
3-4" concrete
Durable, non-combustible finish

Continuous Insulation
Typically 4-6" EPS, XPS or Mineral Wood
High thermal performance

Load-Bearing Panel
Carries vertical & lateral loads
Reduces additional structural requirements

Shear Connectors Non Conductive
Connect the concrete wythes for structural performance

Interior Concrete Wythe
3-4" concrete
Fire resistant & impact resistant

PANEL THICKNESS
9"-12"

TYPICAL R-VALUE
R-20 – R-30

FIRE RESISTANCE
2-4 hours

VS

INSULATED METAL PANEL (IMP) WALL SYSTEM

A LIGHTWEIGHT WALL SYSTEM CONSISTING OF INSULATED METAL PANELS SUPPORTED BY A STEEL FRAME.

Insulated Core
Typically 2-4" PIR or mineral wool

Exterior Metal Skin
26-24 ga. steel
Protective coating

Interior Metal Liner
26-22 ga. steel
Interior finish

Steel Frame
Carries building loads
Separate from the wall panel

Steel Girt / Purlin
Supports the wall panels

PANEL THICKNESS
3"-6"

TYPICAL R-VALUE
R-15 – R-24

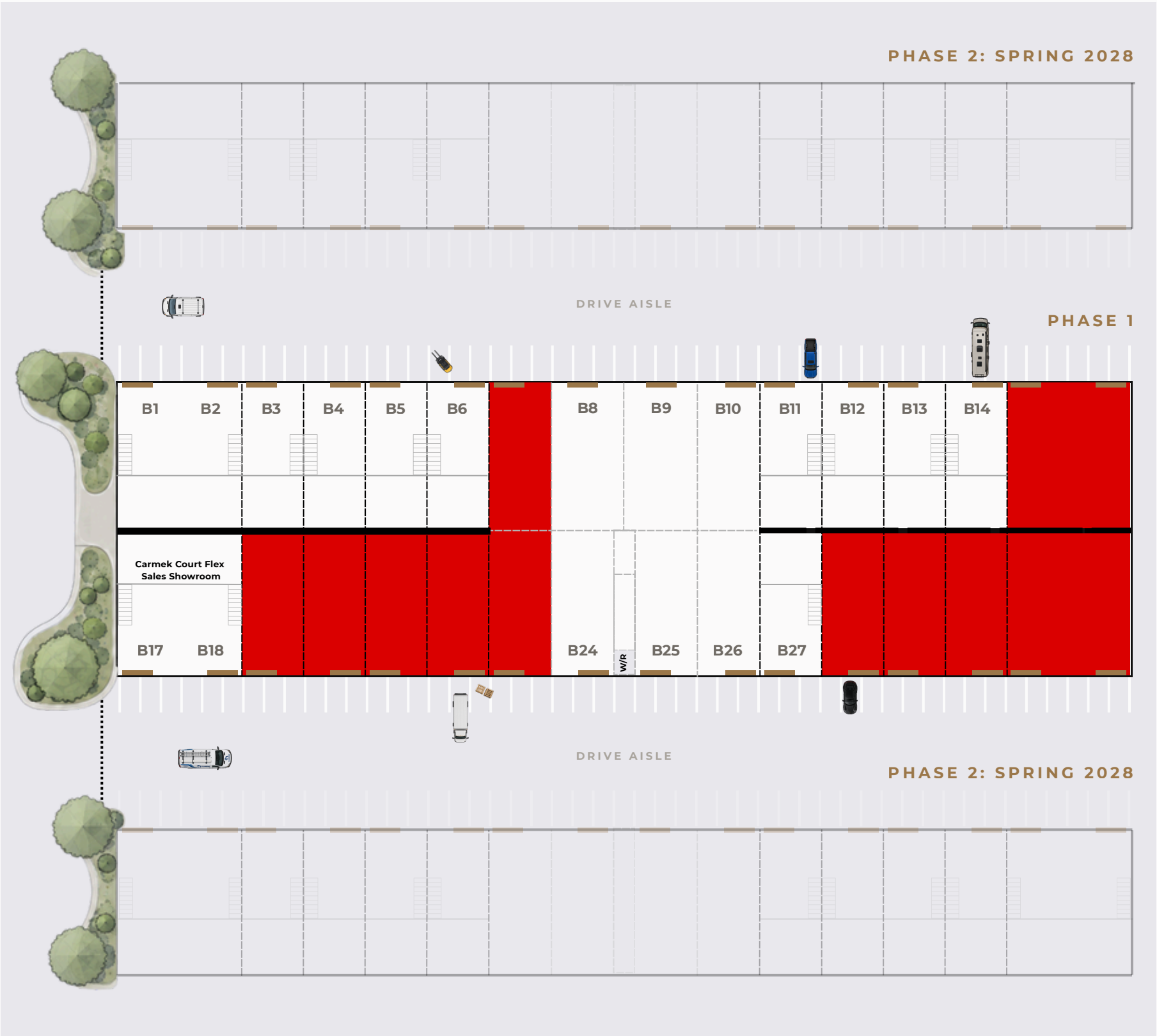
FIRE RESISTANCE
0-1 hour

PERFORMANCE FACTOR	INSULATED PRECAST CONCRETE	INSULATED METAL PANEL (IMP)
STRUCTURE	Load-bearing. Carries vertical and lateral loads itself.	Non-load-bearing. A separate steel frame carries the loads.
THERMAL	Continuous insulation, no thermal bridging. R-20 to R-30.	Studs and girts bridge thermally. R-15 to R-24.
FIRE RATING	2 to 4 hours in tested assemblies. Non-combustible.	0 to 1 hour. Higher ratings need added fireproofing.
DURABILITY	Resists hail, impact, UV, pests, corrosion and rot.	Can dent; corrodes where the coating is damaged.
AIR & MOISTURE	Fewer joints — sealant at panel joints only.	More joints, fasteners and penetrations to manage.
ACOUSTICS	Excellent mass. Blocks sound between bays and from outside.	Fair to good. Depends on panel and insulation type.
MAINTENANCE	Very low. Lasts decades with minimal maintenance.	Periodic sealant, fastener and panel replacement.
LONG-TERM VALUE	Lower lifecycle cost and stronger resale value.	Lower up-front cost, higher lifecycle risk.

Both systems can perform when designed and installed properly. **If your priority is maximum durability, fire resistance, thermal performance and long-term value with minimal maintenance, insulated precast concrete has significant advantages over a traditional IMP system.**

R-values are nominal and vary with insulation thickness, type, density and total assembly. Sources: Eagle Builders — theWIC Brochure (2024); CPCI Project of the Month, Red Deer Fire Hall #4 (May 2020); Metal Construction Association IMP Design Guide; Nucor Building Systems IMP technical data.

YOUR SPACE. YOUR CONFIGURATION.



AVAILABILITY LEGEND

-  AVAILABLE
-  CONDITIONAL
-  SOLD
-  FOR LEASE

Bays can be purchased individually, combined side by side for a larger floorplate, or paired across the drive aisle for a drive-through configuration.

Ask about current availability — status changes weekly.

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PHASE 1 — BUILDING B

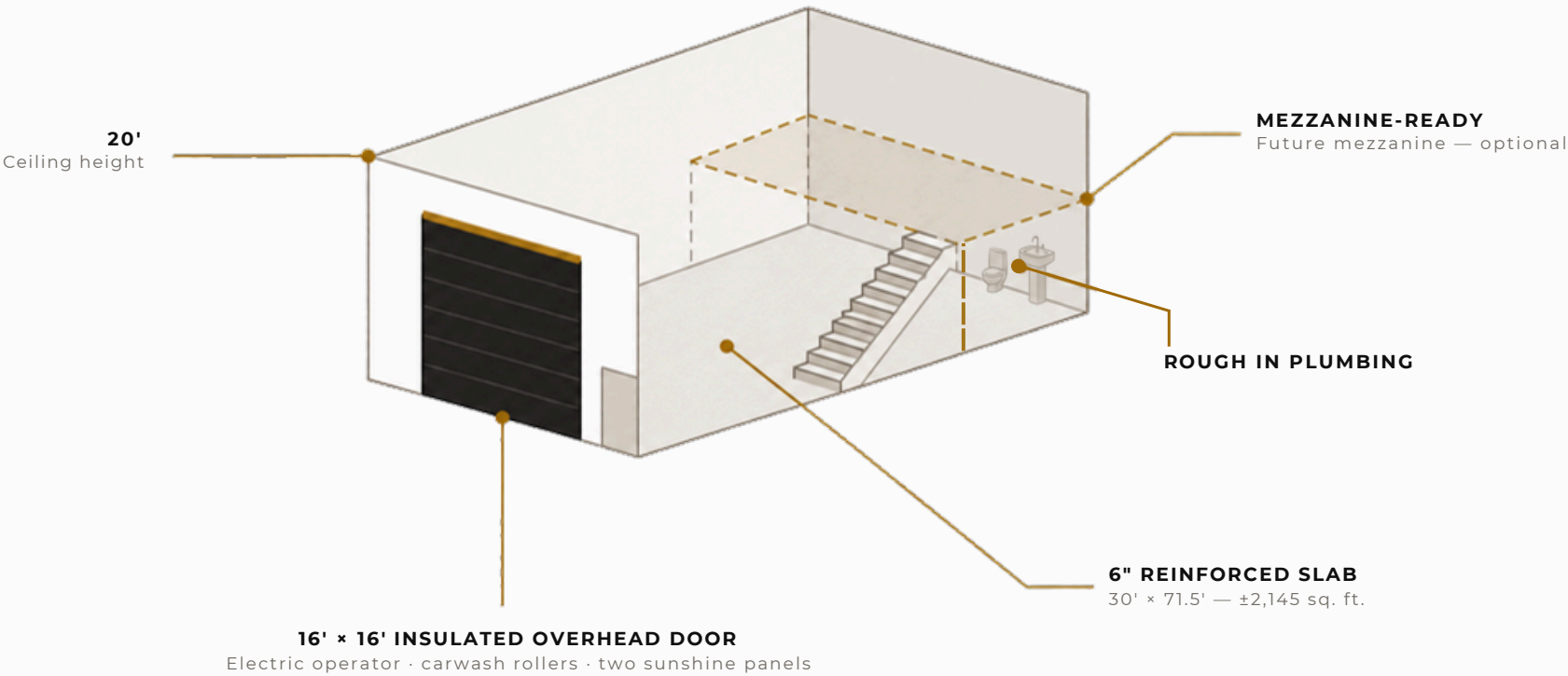
±2,145
SF PER STANDARD BAY

\$275
PER SQUARE FOOT

\$589,875 + GST
BASED ON A STANDARD ±2,145 SQ. FT. BAY. UNIT SIZES VARY AND PURCHASE PRICE WILL BE ADJUSTED BASED ON ACTUAL UNIT AREA. PRICING AND AVAILABILITY ARE SUBJECT TO CHANGE.

SCHEMATIC SITE PLAN — NOT TO SCALE. UNIT NUMBERING PER ARCHITECTURAL SET A26085, REV Q. PHASE 2 BUILDINGS SHOWN INDICATIVELY.

DESIGNED AROUND HOW YOU’LL USE IT.



CONFIGURATIONS



SINGLE BAY
±2,145 sq. ft.



COMBINED BAYS
Remove the demising wall



DRIVE-THROUGH
Paired across the aisle

INCLUDED

- ✓ 30' x 71.5' floorplate — ±2,145 sq. ft.
- ✓ 20' ceiling height
- ✓ 16' x 16' insulated overhead door
- ✓ Electric overhead-door operator
- ✓ Two sunshine panels per overhead door
- ✓ 100 amp electrical service
- ✓ High-efficiency interior LED lighting
- ✓ Recirculating ceiling fan
- ✓ Gas-fired unit heater
- ✓ 6" reinforced concrete floor
- ✓ Main-floor washroom rough-in
- ✓ Fully sprinklered
- ✓ Secured gated access

AVAILABLE OPTIONS

- 200 amp electrical services
- 16' x 16' glass frontage
- Mezzanine buildout
- Combined-bay configurations
- Drive-through bay configurations

Options are available at additional cost and are **not included** in the standard bay.

BUILT TO ADAPT

ONE SPACE. ENDLESS POSSIBILITIES.



BUSINESS

Contractors, trades, light industrial and service businesses that have outgrown leasing and want an address they own.



WORKSHOP

Fabrication, hobby, detailing and creative workspace — the height, power and floor to actually build something.



COLLECTION

Collector cars, RVs, motorcycles, boats and recreational equipment, stored securely and climate-controlled on your terms.



INVESTMENT

Own your industrial real estate, lease the space to a tenant, or hold a hard asset in a supply-constrained market.



THE DETAILS AREN'T DETAILS.



BUILDING

- ✓ Insulated precast concrete construction
- ✓ Full-height demising walls
- ✓ Fire-rated gypsum wallboard over
- ✓ insulated steel stud
- ✓ Fully sprinklered building
- ✓ 20' ceiling heights
- ✓ 6" reinforced concrete floor
- ✓ Mezzanine-ready construction



ACCESS

- ✓ 16' × 16' overhead doors
- ✓ Electric door operator included c/w carwash rollers
- ✓ Two sunshine panels per overhead door
- ✓ Combined- bay configurations available
- ✓ Drive-through bay configurations available



MECHANICAL & ELECTRICAL

- ✓ 100 amp/3 phase electrical service
- ✓ 200 amp/3 phase service available
- ✓ Gas-fired unit heater
- ✓ Recirculating ceiling fan
- ✓ High-efficiency LED interior fixtures
- ✓ High-efficiency LED exterior fixtures



WATER & AMENITIES

- ✓ Main-floor washroom rough-in
- ✓ Secure common washroom
- ✓ Garbage containment area
- ✓ Full utilities
- ✓ Dedicated Parking
- ✓ Secure Gated Development

FULL UTILITY SERVICING
FULLY SERVICED.
NO COMPROMISES.



POTABLE WATER



SANITARY SEWER



ELECTRICAL



NATURAL GAS

No trucking in water. No pumping out sanitary tanks. Carmek Court Flex sits inside a fully serviced industrial development — **which matters a great deal more than it sounds like it should.**

LOCATION

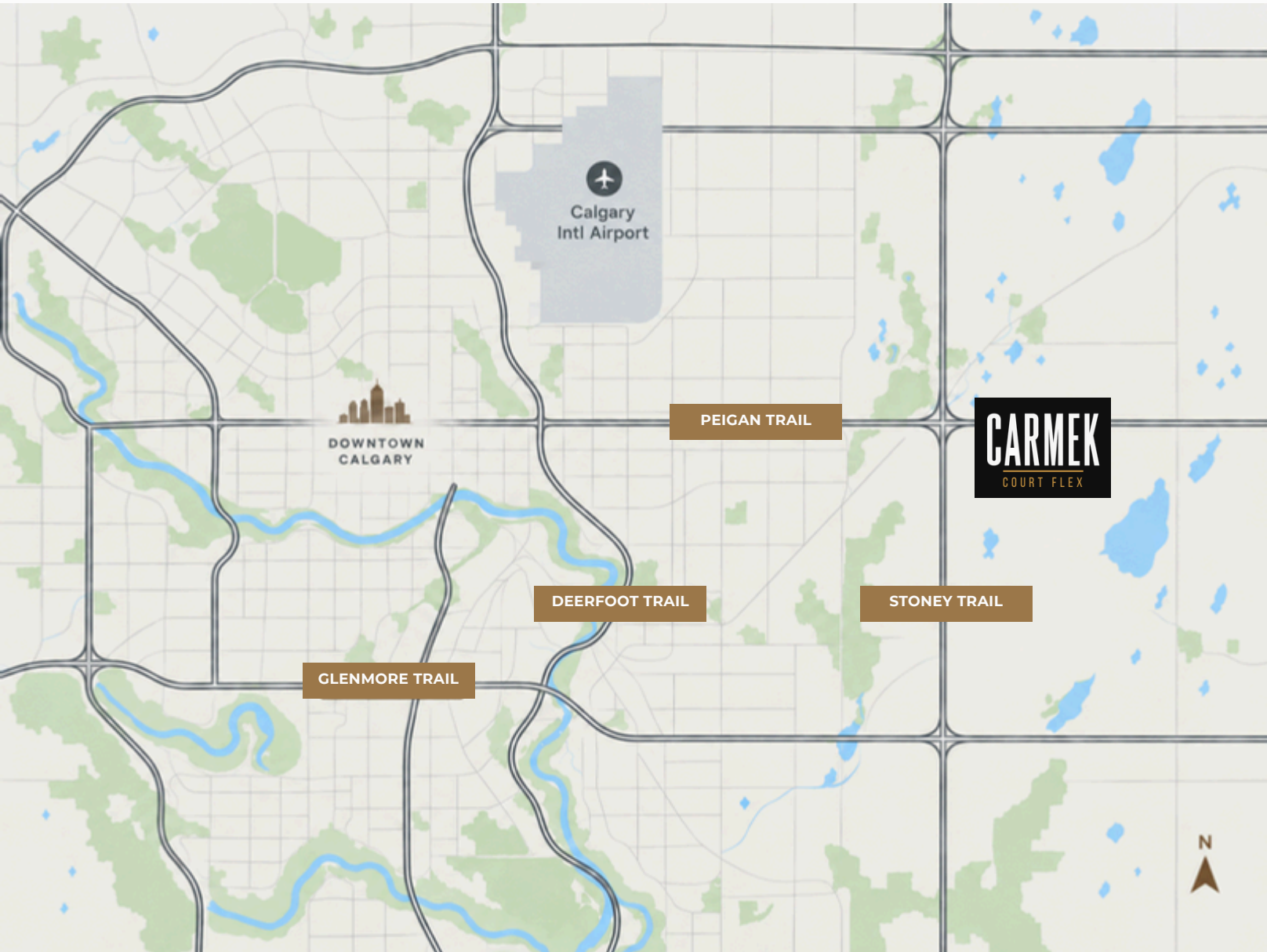
CONNECTED TO CALGARY AND BEYOND.

LOCATION WITHOUT THE COMPROMISE.

Carmek Court Flex puts your business within easy reach of Calgary’s major transportation network while offering the space, access and ownership opportunity of Rocky View County.

With convenient connections to Peigan Trail, Glenmore Trail, Stoney Trail and Deerfoot Trail, owners have efficient access across Calgary and to regional transportation corridors beyond the city.

Whether your customers, employees, equipment or weekend toys are coming from north, south, east or west — getting here is easy.



APPROXIMATE DRIVE TIMES

[4] MIN STONEY TRAIL

[7] MIN PEIGAN TRAIL

[12] MIN GLENMORE TRAIL

[17] MIN DEERFOOT TRAIL

[21] MIN DOWNTOWN CALGARY

[25] MIN CALGARY INTL AIRPORT



THE AREA

MORE THAN A DEVELOPMENT. A GROWING BUSINESS DISTRICT.

Carmek Court Flex sits inside Carmek Industrial Park — a serviced, actively developing business district rather than an isolated building on a leftover parcel.

The surrounding area continues to attract investment, employment and destination uses, which is what turns industrial land into industrial *address*. Owners here are buying into a district that is still being built out around them.

UNREAL ATHLETIC PARK

A future major recreation destination immediately north of Carmek Court Flex — evidence of the substantial investment and destination uses landing in this corridor.

THIRD-PARTY PROJECT. NOT PART OF CARMEK COURT FLEX.

SALES INQUIRIES

info@carmekcourtproject.ca

[\(403\) 333-4544](tel:(403) 333-4544)



SCAN OR VISIT

boxddevelopments.ca

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