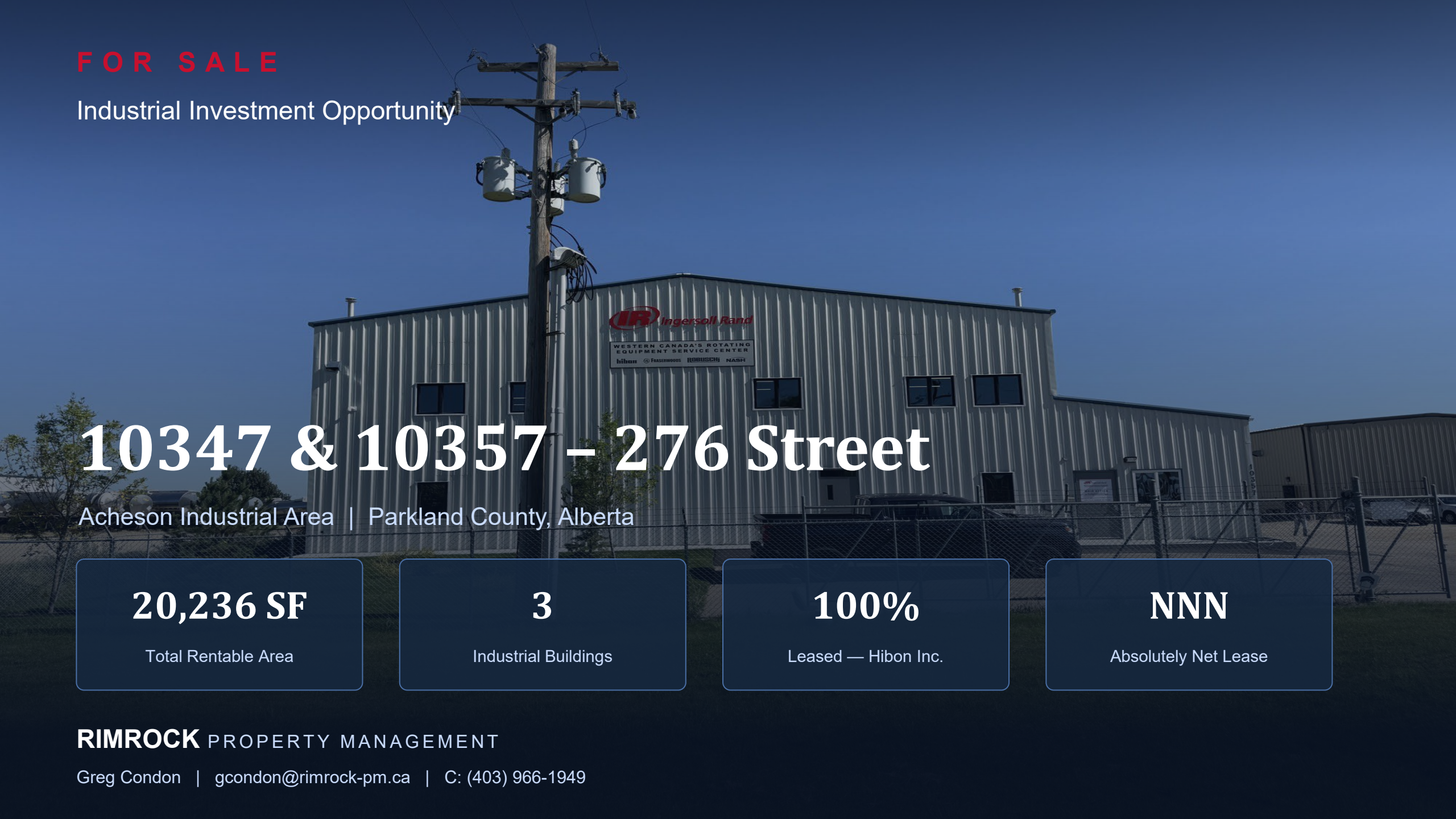


FOR SALE

Industrial Investment Opportunity

10347 & 10357 – 276 Street

Acheson Industrial Area | Parkland County, Alberta

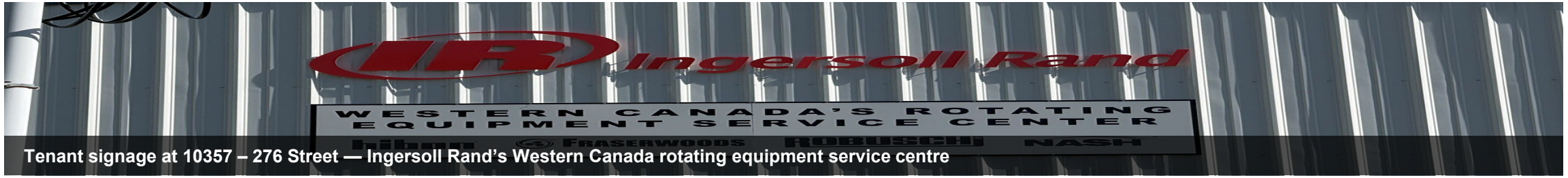
20,236 SF	3	100%	NNN
Total Rentable Area	Industrial Buildings	Leased — Hibon Inc.	Absolutely Net Lease

RIMROCK PROPERTY MANAGEMENT

Greg Condon | gcondon@rimrock-pm.ca | C: (403) 966-1949

Property Overview

Three-building industrial complex on a secure, fenced and graveled site



Tenant signage at 10357 – 276 Street — Ingersoll Rand's Western Canada rotating equipment service centre

Building A	**14,636 SF**
Main shop & two-storey office • drive-in doors • new make-up air system (2026)	
Building B	**4,000 SF**
Standalone shop • oversized overhead door • man doors and yard access	
Building C	**1,600 SF**
Secondary shop / warehouse building	
TOTAL	**20,236 SF**

Investment Highlights

National-calibre tenant

Hibon Inc. — a division of Ingersoll Rand (NYSE: IR), global manufacturer of blowers and vacuum systems

Secure income to 2031

Absolutely net lease through Oct 31, 2031 with contracted ~2.3% annual rent escalations

New capital, recovered

$168k make-up air system (2026) fully reimbursed by the tenant at $2,005/mo additional rent

Zero landlord leakage

Tenant pays taxes, operating costs, utilities and insurance — clean NNN cash flow

Location — Acheson Industrial Area

Parkland County's economic hub, immediately west of Edmonton on the CANAMEX corridor

10,000
acres of industrial land

200+
businesses in the area

3.2 km
west of Edmonton city limits

1.5 M
regional labour pool

Connectivity

Highway — Direct access to Highways 16, 16A, 60 & 628 — the CANAMEX trade corridor to the U.S. and Mexico

Rail — CN main line service through Acheson, connecting to the Port of Prince Rupert

Air — 30 km to Edmonton International Airport; heavy-haul road network throughout



EDMONTON INDUSTRIAL MARKET

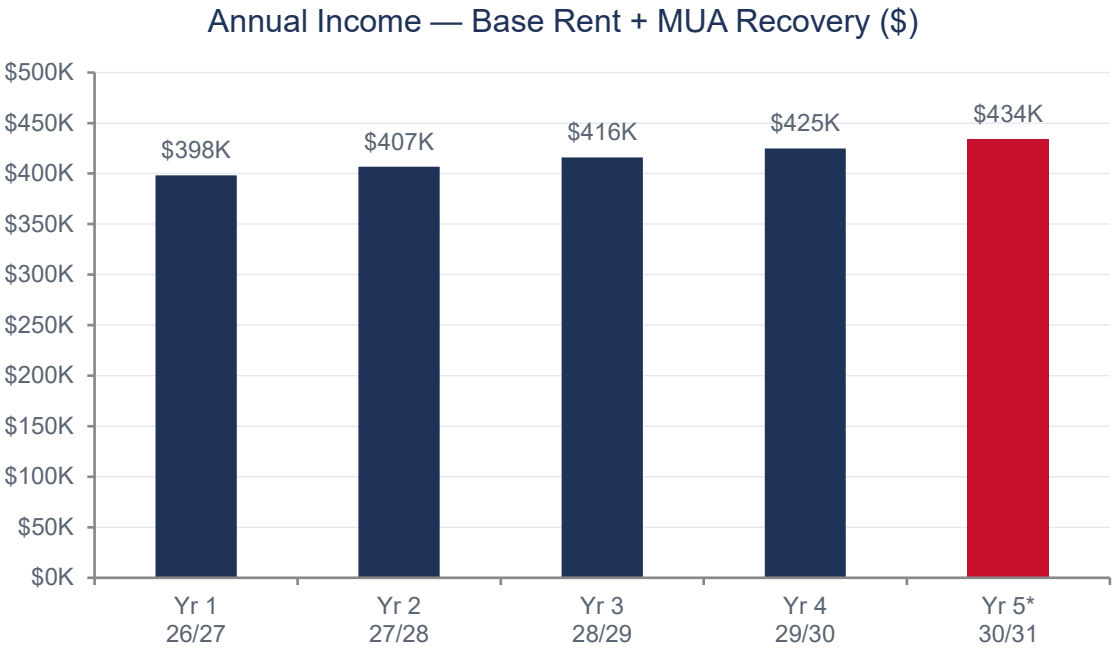
5.7%
regional vacancy (Q3 2025)

578,586 SF
of positive net absorption in Q3 2025 — a tightening market with sustained tenant demand.

Sources: Parkland County; Cushman & Wakefield Edmonton Industrial MarketBeat Q3 2025

Financial Summary

Contracted NNN income with built-in growth • detailed model available in the accompanying Excel workbook



** Year 5 projected per the accompanying cash flow model. MUA recovery of $24,064/yr runs to lease expiry Oct 2031.*

Indicative Value — Year 1 NOI of $398,116

Cap Rate	Value	$/SF
4.00%	$9,953,000	$492
4.50%	$8,847,000	$437
5.00%	$7,962,000	$393

Offering guidance: unpriced — offers reviewed as received. Values shown are indicative only and do not constitute an appraisal.



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