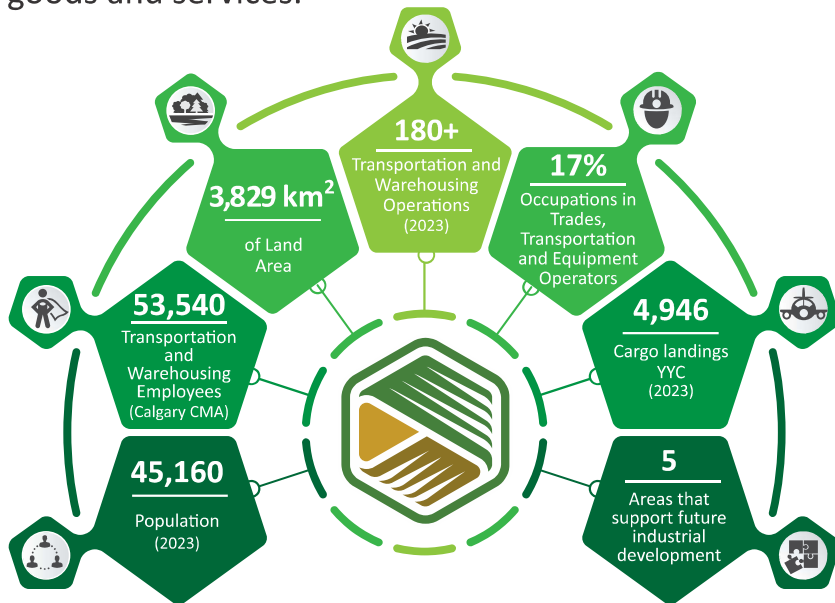


TRANSPORTATION, WAREHOUSING AND LOGISTICS IN ROCKY VIEW COUNTY

Rocky View County surrounds Alberta's largest population centre, Calgary, and has excellent access to highways, rail, and air transportation for cost-competitive movement of goods and services.



Rocky View County Advantages for Transportation, Warehousing and Logistics

Prime location and market access

- Access to major highway corridors including: Trans-Canada Highway (east-west connectivity across Canada); QEII/Canamex Corridor (north-south continental connectivity).
- Within a day's drive (a trucker's standard day) of 18+ million people; 50+ million within 24 hours.

Two Class One railways, CPKC and CN Rail, provide rail and intermodal connectivity to North American markets, and international markets via seaports

- Major intermodal yards provide efficient rail-to-truck and truck-to-rail transfer.
- CN Logistics Park in Conrich is a growing logistics hub with rail access.
- CPKC's head office is in Calgary.

Calgary International Airport (YYC) and air cargo

- One of Canada's busiest cargo airports with direct flights to global markets, including Asia, Europe, and the US.
- Customs clearance and bonded warehouse options.
- Home to WestJet's head office.

Industrial parks and affordable land

- Major industrial hubs. Balzac hosts Amazon, Walmart, and Sobeys distribution centers. Conrich, Janet, and East Balzac are emerging logistics hubs.
- Cost-effective land options. More affordable than Calgary and Metro Vancouver. Fully serviced and unserviced land available.
- Diverse property options: Small condo-style buildings, large bay facilities, and 100+ acre lots.

Invest in Rocky View County!

Since 2021, over 25 new distribution centres have located in Rocky View County, adding 9 million ft² of new warehousing space.

Growing workforce and skilled labour

- A large, skilled labour pool in transportation and warehousing.
- Educational institutions that support all aspects of transportation and logistics, plus other sector partners like maintenance, automation, and information technology.

Business-friendly environment

- Lower taxes. No provincial sales tax. No business tax.
- Streamlined permitting and development business policies.
- Assistance for businesses looking to establish or expand.



ROCKY VIEW COUNTY

Invest in Rocky View County: TRANSPORTATION, WAREHOUSING AND LOGISTICS

With organizations like Attabotics, AI-driven analytics, and emerging autonomous delivery solutions, Alberta's logistics industry is becoming faster, smarter, and more customer-centric. These innovations help businesses reduce costs, improve delivery times, and enhance overall service quality—positioning the province as a leader in logistics technology.

Transportation and Warehousing in Alberta:



\$18.8 Billion in real GDP (2023):
5.7% of total GDP



Transportation and warehousing had the largest increase in GDP from 2022 to 2023



145,800 Albertans employed (2023):
5.9% of total employment

LOOK WHO'S HERE!



AF Cold Storage
Amazon (3 facilities)
Bison Transport
CHEP Canada
DB Schenker
Gordon Food Service
Home Depot Fulfillment Centre
Kleysen Group Ltd.
Medline Canada
Metro Supply Chain
Princess Auto
Rona / Lowe's Canada Distribution Centre
Sobeys Distribution Centre
Sysco
Walmart Logistics (3 facilities)
Whirlpool Canada
XTL Group

LOOK WHO'S INVESTING:

Walmart Canada

opened its first high-tech fulfillment centre in 2023. Their \$100 million investment in a 430,000 ft² warehouse means they can provide 2-day shipping to 97% of Canadian households.



Keurig

Dr. Pepper Canada

expanded its distribution capabilities in 2024 through an agreement with XTL Group for the lease of 100,000 ft² in their new warehouse in Balzac.

Dollarama

purchased 91 acres of land in the High Plains Industrial Park in 2024 with the intention of developing a distribution centre – a \$450 million proposed investment.



Another \$68.9+ million worth of distribution centres and warehouses are under construction in Rocky View County at the beginning of 2025.



ROCKY VIEW COUNTY

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