



ironmaskindustrialpark.ca



IRON MASK

INDUSTRIAL PARK





Katelyn Faulkner Photography

About Iron Mask Industrial Park

Iron Mask Industrial Park, by Comet Industries Ltd., represents a significant advancement in Kamloops' future and contributes to its economic development. Spanning 190 acres, this new light-industrial development is poised to boost the local economy by providing much-needed light industrial space for businesses. The industrial park is strategically located to leverage existing transportation networks, enhancing connectivity and efficiency for businesses that will call it home.

Visit: ironmaskindustrialpark.ca



About Comet Industries Ltd.

Comet Industries Ltd. was established in 1972, incorporated in the Province of British Columbia, and is listed on the TSX Venture Exchange. The Company is in the business of holding and developing real estate properties, all in British Columbia ("BC"). The Company owns unimproved land in Kamloops and Nelson Island on a freehold basis. A major initiative by the company is the Iron Mask Industrial Park project.

Visit: cometindustries.ca

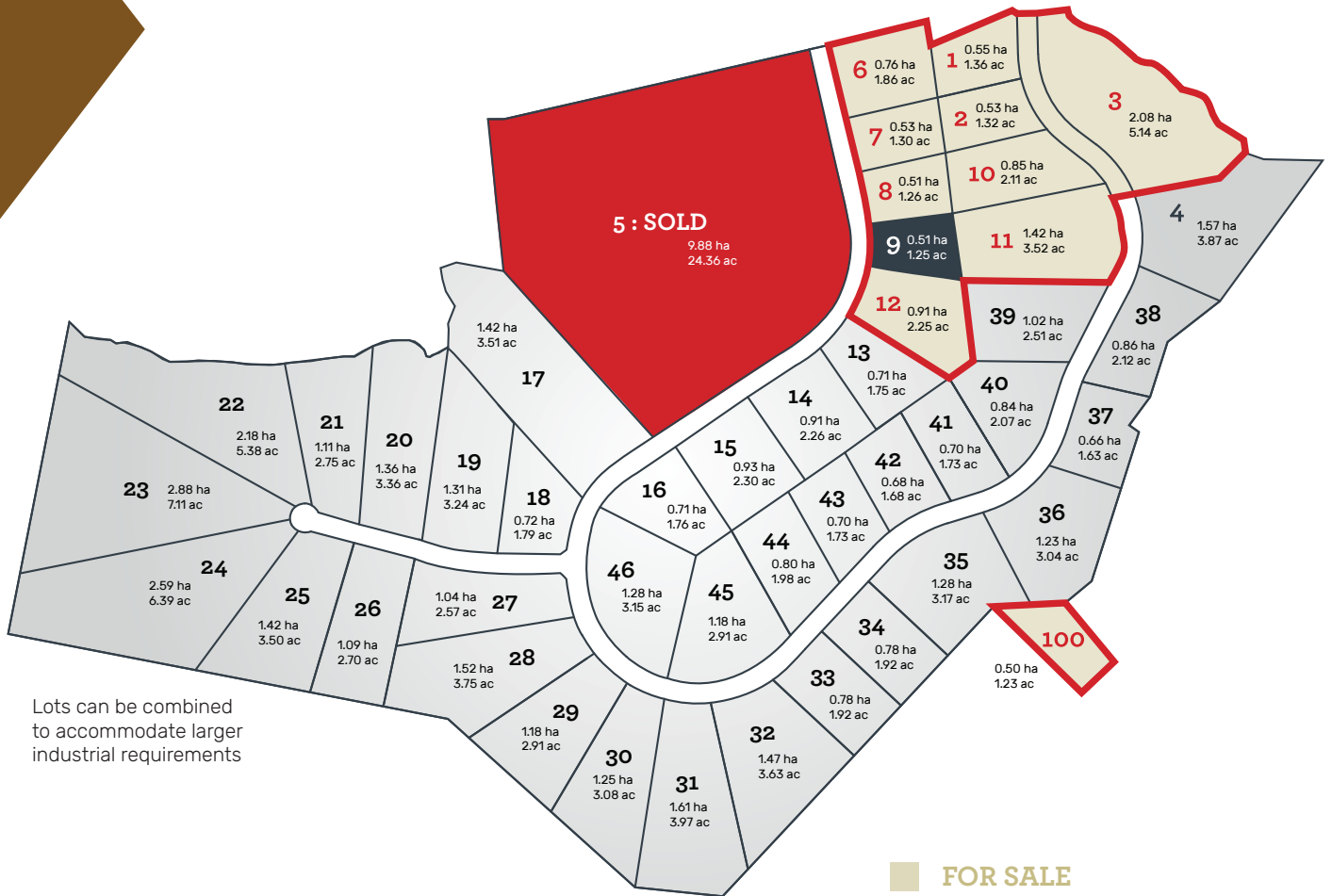




IRON MASK INDUSTRIAL PARK

Current Availabilities Lots 1-3, 6-12 + 100

Now selling future land parcels from 0.99–5.15 acres, with scalable options to support larger footprints—up to 55 acres through combined lot configurations. Contact the sales team for details and due diligence information.



Lots can be combined to accommodate larger industrial requirements

- FOR SALE
- FUTURE RELEASE
- PENDING
- SOLD

BSRE REAL ESTATE
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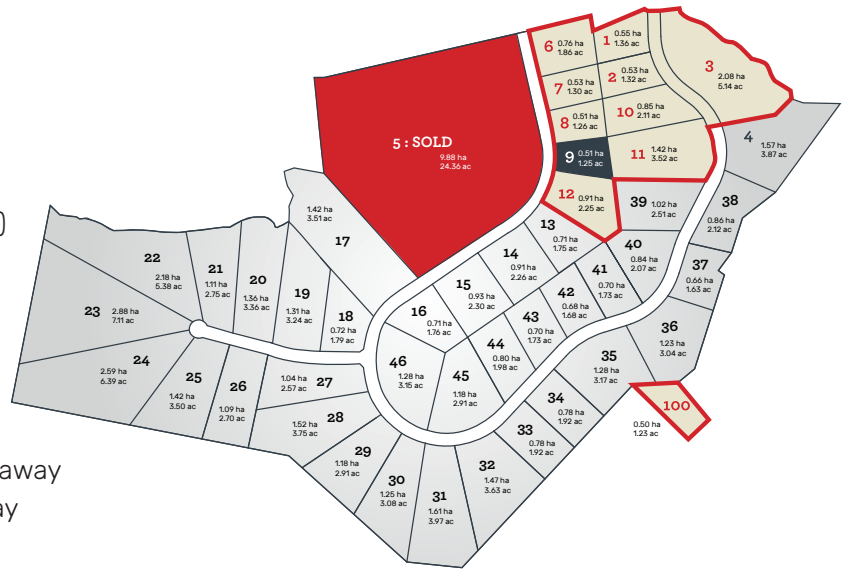
CUSHMAN & WAKEFIELD
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IMIP.ca

Developer reserves the right to make modifications to lot information, layouts, areas, specifications, sizes, prices and availability without notice. Final surveyed lot plans may have minor variations from those that are based on architectural areas. This is not an offering for sale.

Industrial Park Amenities

- Utilities at lot line (each lot serviced with water, sewer, hydro, natural gas)
- Trucking capacity (spacious road network)
- Freehold property within city limits, with flexible lot configurations
- Site prep: usable areas graded, levelled & shovel ready
- A wide variety of acceptable uses, under the municipal zoning bylaw
- Downtown Kamloops roughly 15 minutes away
- Kamloops Airport roughly 30 minutes away
- CN Railyard roughly 20 minutes away
- CP Railyard roughly 15 minutes away
- Easy access to the Coquihalla Highway (Highway 5) and the Trans-Canada Highway (Highway 1)
- Flexible lot configurations to accommodate parcels up to 55 acres



Preliminary Site Design, Subject to Change at the Developer's Discretion

About the Sales Team



REAL ESTATE

Brendan Shaw

Managing Broker

BRENDAN SHAW REAL ESTATE

Brendan Shaw is an experienced real estate agent based in Kamloops, BC specializing in project marketing and investment sales. His brokerage provides a diverse range of services including residential and commercial sales and property management. Brendan's role in the Iron Mask Industrial Park project is crucial as he brings local expertise in real estate to the Iron Mask Industrial Park team.

CONTACT:

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CUSHMAN & WAKEFIELD

Blake Gozda

Senior Vice President, Industrial

CUSHMAN & WAKEFIELD

Blake Gozda focuses exclusively on sales and leasing of industrial properties throughout BC's Interior and the Lower Mainland. His diverse experience, working with a number of industrial owner-occupiers, developers, landlords, investors, and institutions will help propel the success of the Iron Mask Industrial Park project.

CONTACT:

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Visit the Iron Mask Industrial Park website, for more information on the project:

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