

An aerial photograph of the Iron Mask Industrial Park. The foreground shows a large, cleared, sandy area with some tire tracks, possibly a construction or staging area. To the right, there's a small, irregularly shaped pond or reservoir. In the background, there are rolling hills and mountains under a clear sky. A road or highway runs horizontally across the middle ground. A large, stylized brown arrow graphic points from the left edge towards the center.

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



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, between 1-10 acres
- 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)



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

About the Sales Team



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.

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CUSHMAN &
WAKEFIELD

Blake Gozda

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.

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

ironmaskindustrialpark.ca



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Disclaimer: 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 than those that are based on architectural areas. This is not an offering for sale. An offering for sale can only be made with a Disclosure Statement. E.&O.E.