



Nose Creek
BUSINESS PARK



NOSE CREEK BUSINESS PARK // ROCKY VIEW COUNTY // ALBERTA



A-Class Distribution Space for Lease in Balzac



PROPERTY DETAILS

Municipality //
Balzac, Alberta

District //
Rocky View County

Zoning //
General Industrial

Site Size //
± 41.80 acres

Truck Court //
200'

Dolly Pad //
60'

Ceiling Height //
32' clear

Typical Column Grid //
55' X 40'

Floor Slab //
8" thick

Lighting //
LED (motion sensed)

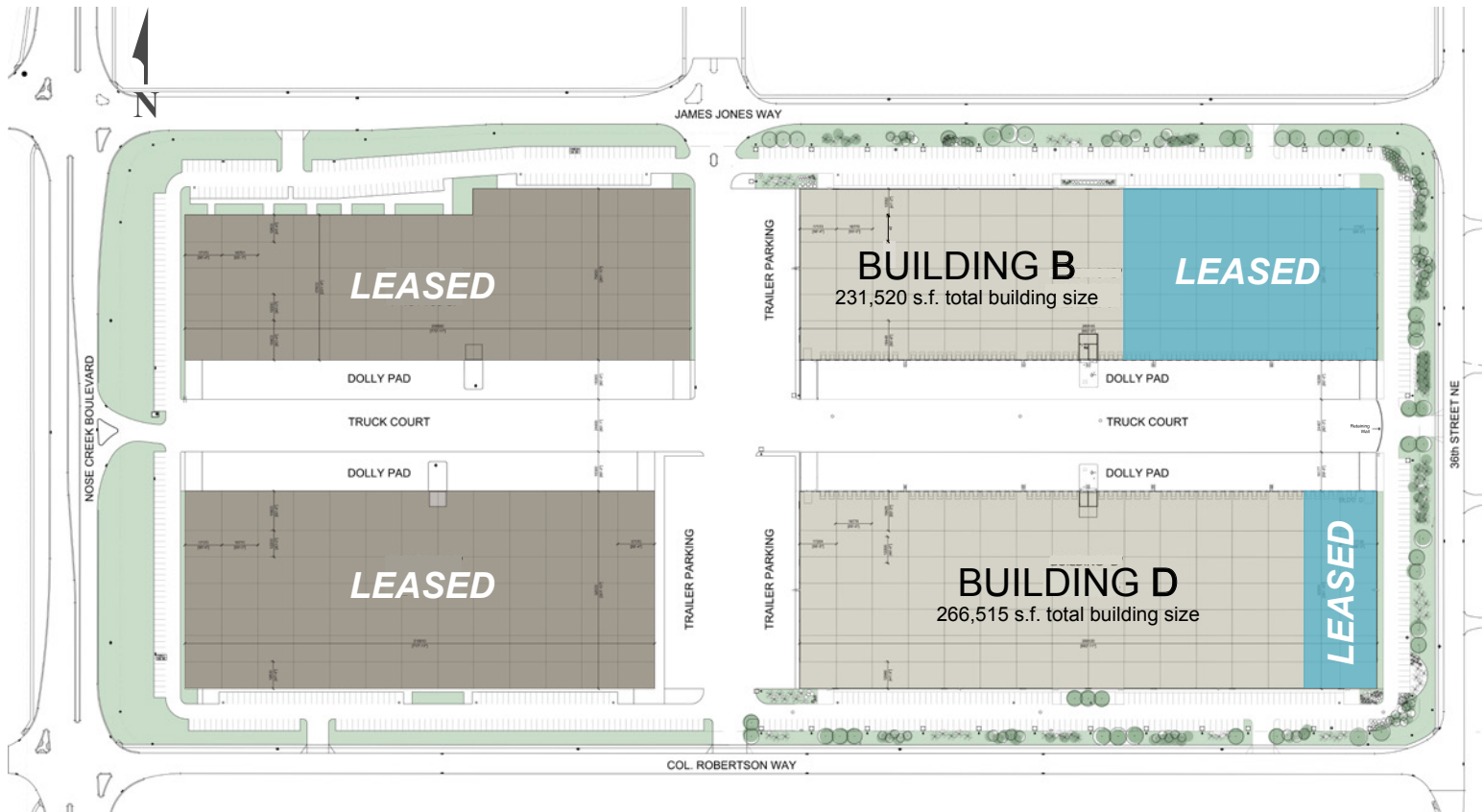
Sprinklers //
ESFR

Power //
2,000 amps @ 600 volts (per building)

Features //

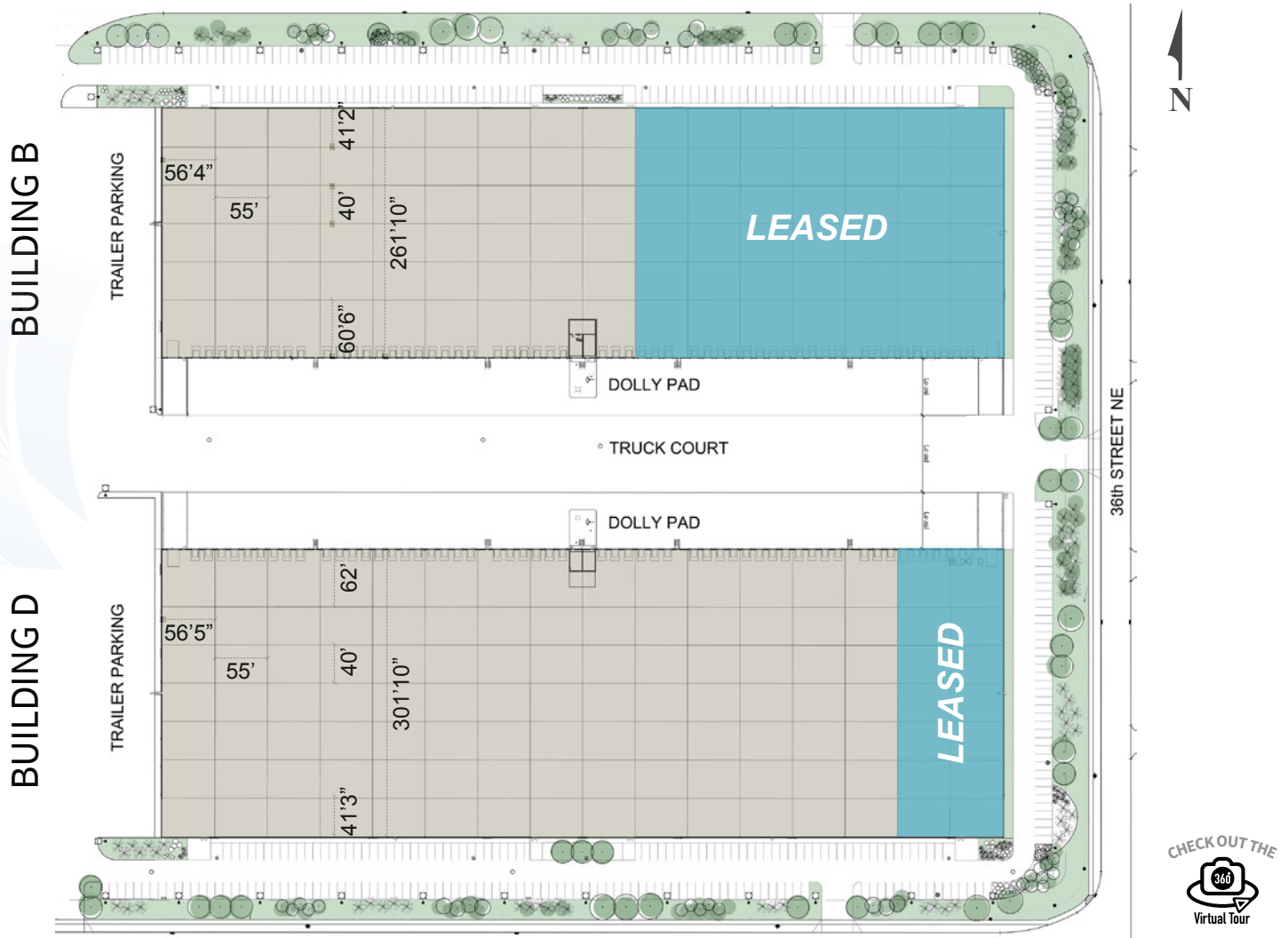
- **Low realty taxes and no business tax in Rocky View County**
- **Fibre telecommunications**
- **Quick access to major thoroughfares, such as Deerfoot Trail/ Queen Elizabeth Highway II, Stoney Trail, and Métis Trail NE**
- **Precast concrete wall panels, insulated to R18**
- **Ballasted EPDM roof membrane with R20 insulation**
- **5" x 12" vision panels on overhead doors (2 per door)**
- **Gas-fired unit heaters and gas-fired infrared heaters at loading doors**
- **Sanitary sewer lines along both front and rear bays**

OVERALL SITE PLAN



BUILDING B

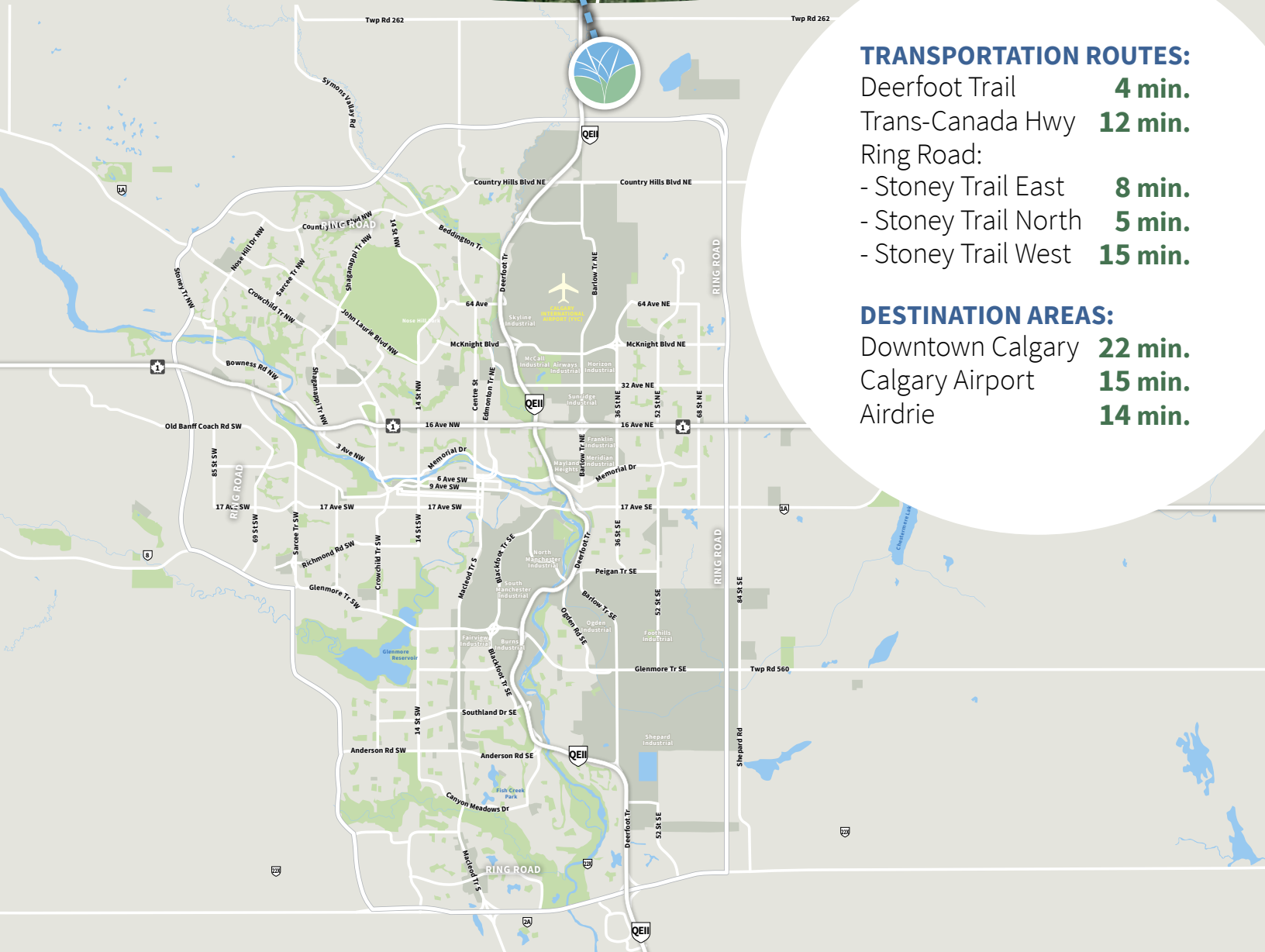
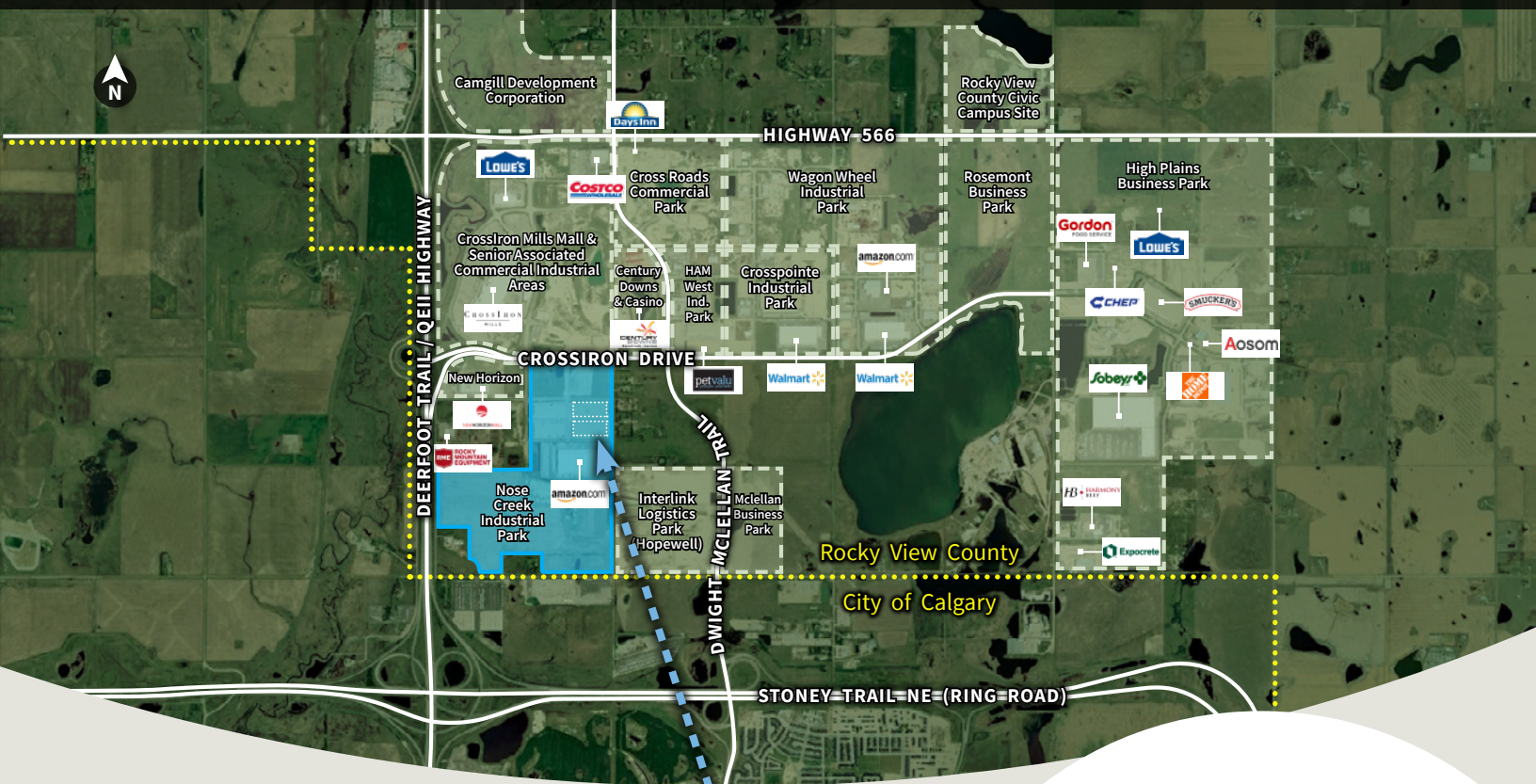
Address //	293029 James Jones Way	Loading //	30 dock doors 1 drive-in doors (12' x 14' ramped)
Status //	Available February 2022	Levelers //	40,000 lb hydraulic
Available Space //	Up to 130,390 s.f. (Office build to suit)	Power //	1,600 amps @ 600 volts
Typical Bay Size //	± 14,400 s.f.	Trailer Parking //	21 stalls
Ceiling Height //	32' clear	Op. Costs (2021) //	\$2.95 p.s.f. (estimated)
Building Depth //	± 262'	Lease Rate //	Market



BUILDING D

Address //	293026 Colonel Robertson Way	Loading //	48 dock doors 1 drive-in door (12' x 14' ramped)
Status //	Available immediately	Levelers //	40,000 lb hydraulic
Available Space //	Up to 233,405 s.f. (Office build to suit)	Power //	1,600 amps @ 600 volts
Typical Bay Size //	16,600 s.f.	Trailer Parking //	25 stalls
Ceiling Height //	32' clear	Op. Costs (2021) //	\$2.95 p.s.f. (estimated)
Building Depth //	± 300'	Lease Rate //	Market

BALZAC INDUSTRIAL AREA



TRANSPORTATION ROUTES:

- Deerfoot Trail **4 min.**
- Trans-Canada Hwy **12 min.**
- Ring Road:
 - Stoney Trail East **8 min.**
 - Stoney Trail North **5 min.**
 - Stoney Trail West **15 min.**

DESTINATION AREAS:

- Downtown Calgary **22 min.**
- Calgary Airport **15 min.**
- Airdrie **14 min.**

Buildings B & D // Property Photos



Building D - Exterior



Building D - Loading Areas



Building D - Interior



Building B - Rendering

Nose Creek Business Park is a 5.5 million square foot master-planned, mixed-use commercial development, situated on 324 acres along the Queen Elizabeth II Highway, just north of the Stoney Trail Ring Road and immediately south of the CrossIron Mills Shopping Centre.

Given its exceptional location, Nose Creek Business Park provides a unique solution for all industrial users looking for fast, convenient access to the adjacent highways, the City of Calgary, and the YYC Calgary International Airport. Tenants will quickly realize the advantages of this location, the lower realty taxes, and the business-friendly character of Rocky View County.



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