

BUILDING C

260184 NOSE CREEK BOULEVARD



NOSE CREEK
BUSINESS PARK

ROCKY VIEW, ALBERTA

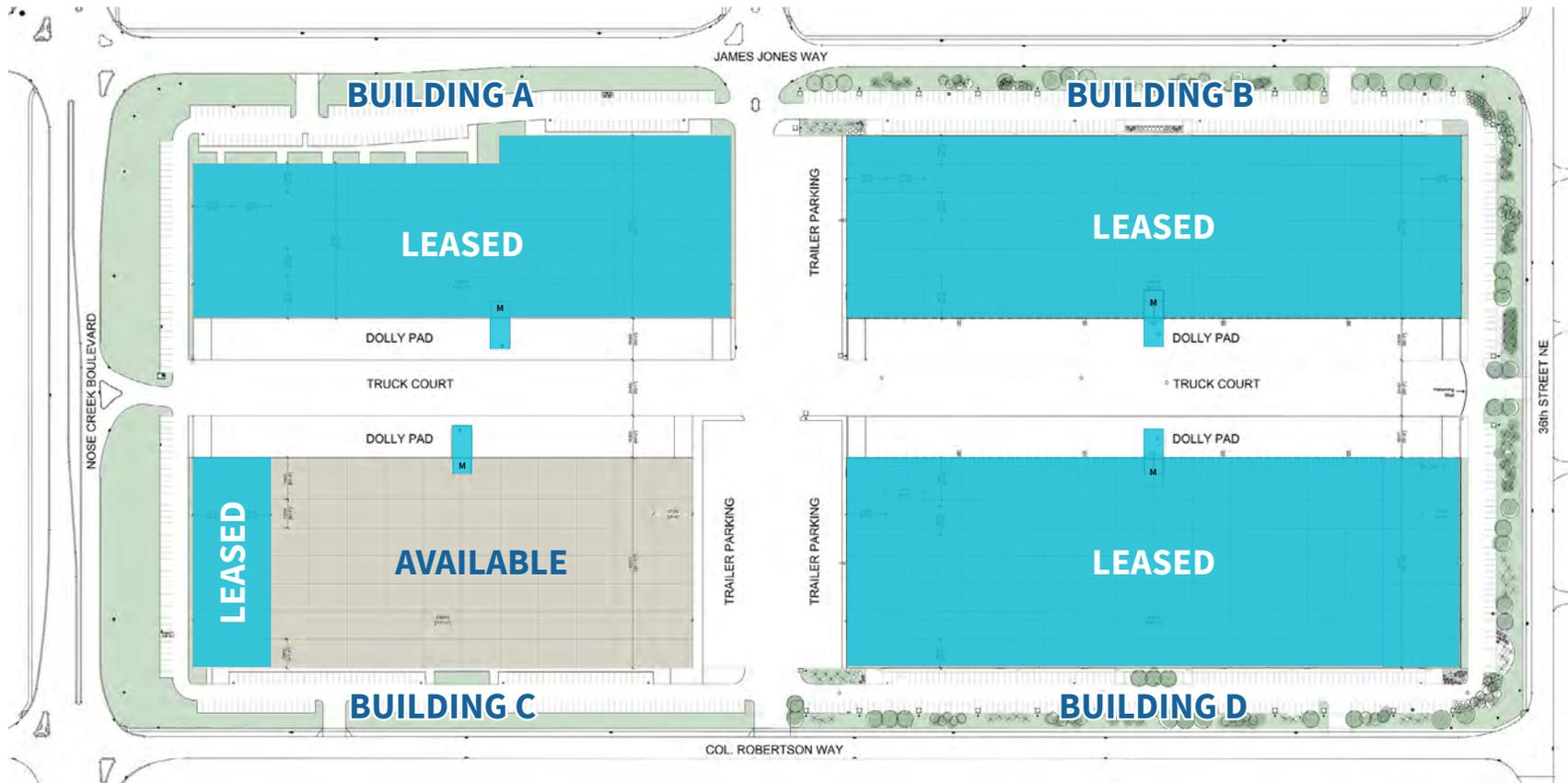


From 32,200 sf to 182,400 sf available



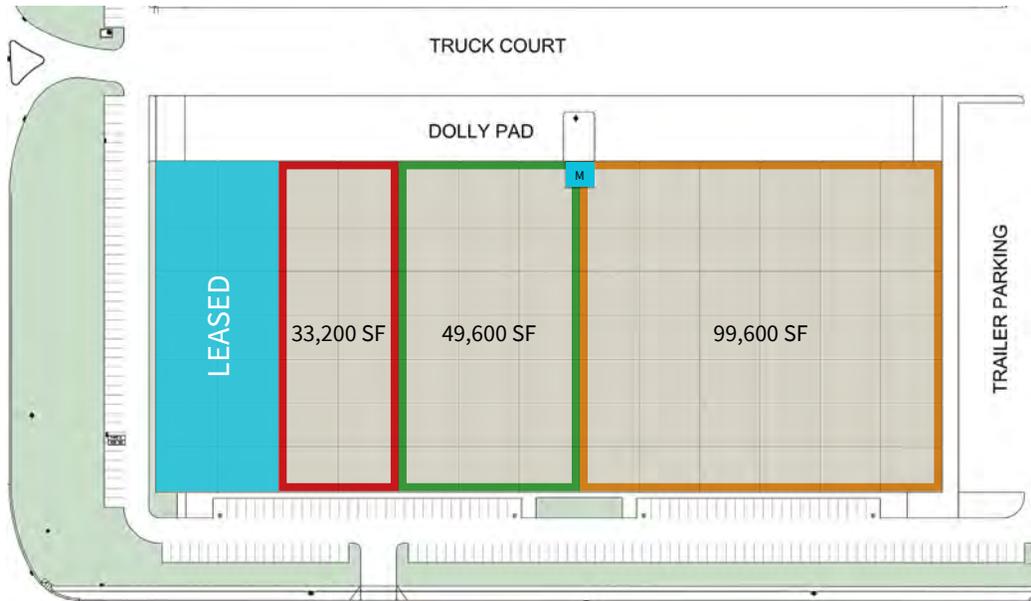
BUILDING DETAILS

Address	260184 Nose Creek Boulevard	Building Depth	302'	Sprinklers	ESFR
Zoning	DC-131 (Rocky View County)	Marshalling Bay	60'	Power	1,600 amps @ 347/600 volts
Available	Immediately	Construction	EPDM (R20) Precast (R18)	Vehicle Parking (Remaining)	120 stalls
Total Available Space	Up to 182,400 s.f.	Loading	33 dock level doors 1 over-sized door	Trailer Parking (Remaining)	20 stalls
Typical Bay Size	16,600 s.f.	Levelers	40,000 lbs	Op. Costs (2025)	\$4.34 p.s.f.
Ceiling Height	32'			Lease Rate	Market



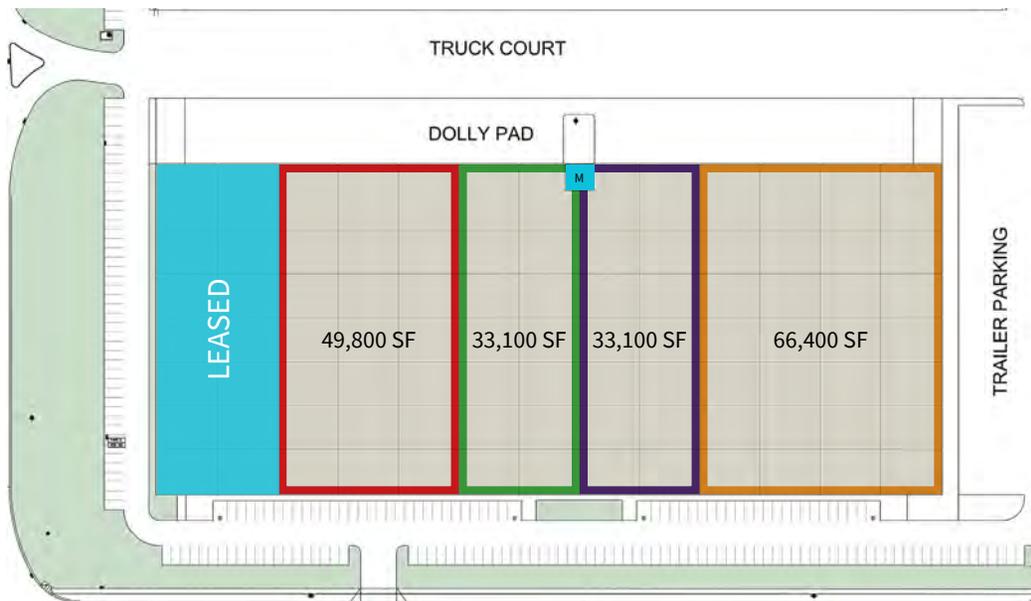
DEMISING OPTIONS

Option 1



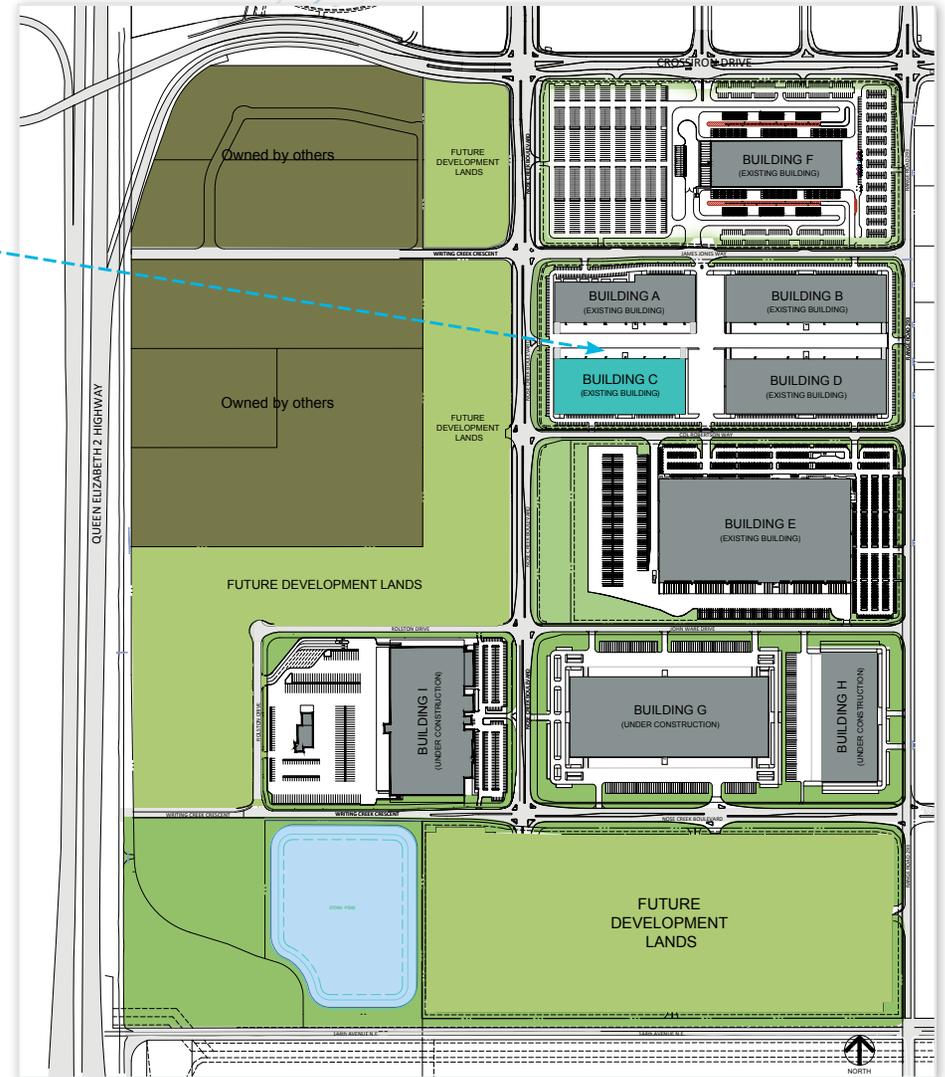
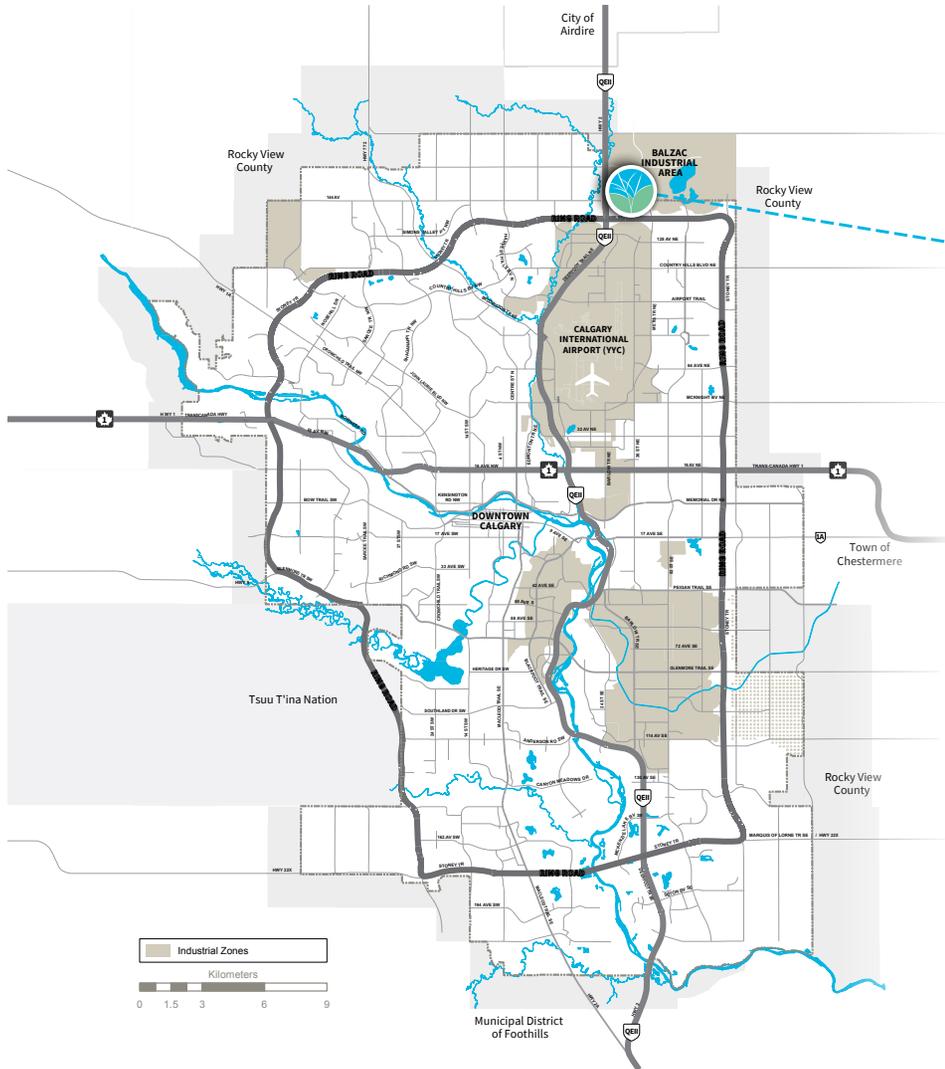
Size (SF)	Dock	Drive-In
33,200	7	0
49,600	10	0
99,600	19	1

Option 2



Size (SF)	Dock	Drive-In
33,100	6	0
33,100	6	0
49,800	11	0
66,400	13	1

NOSE CREEK BUSINESS PARK, BALZAC



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.



DRIVE TIMES

Downtown Calgary	22 min.
Calgary Airport	15 min.
City of Airdrie	14 min.
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.

For More Info Please Contact

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