



**NOSE CREEK**  
BUSINESS PARK

**BUILDING B**

293029 James Jones Way

**BUILDING C**

260184 Nose Creek Boulevard

**BUILDING H**

260085 Range Road 293



**OPTIONS FROM**  
28,800 SF TO 182,600 SF

**ROCKY VIEW, ALBERTA**

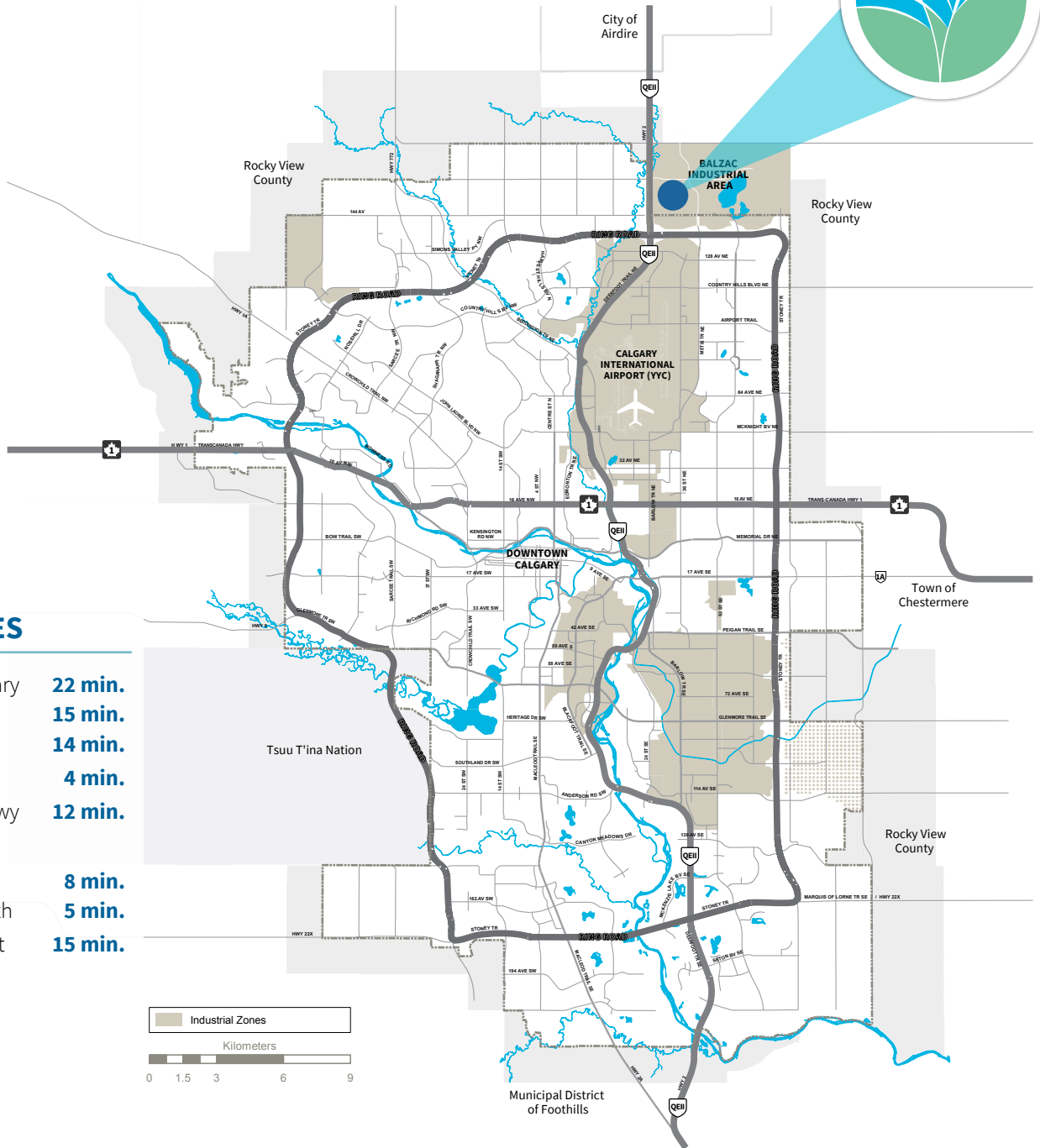


# NOSE CREEK BUSINESS PARK



## DRIVE TIMES

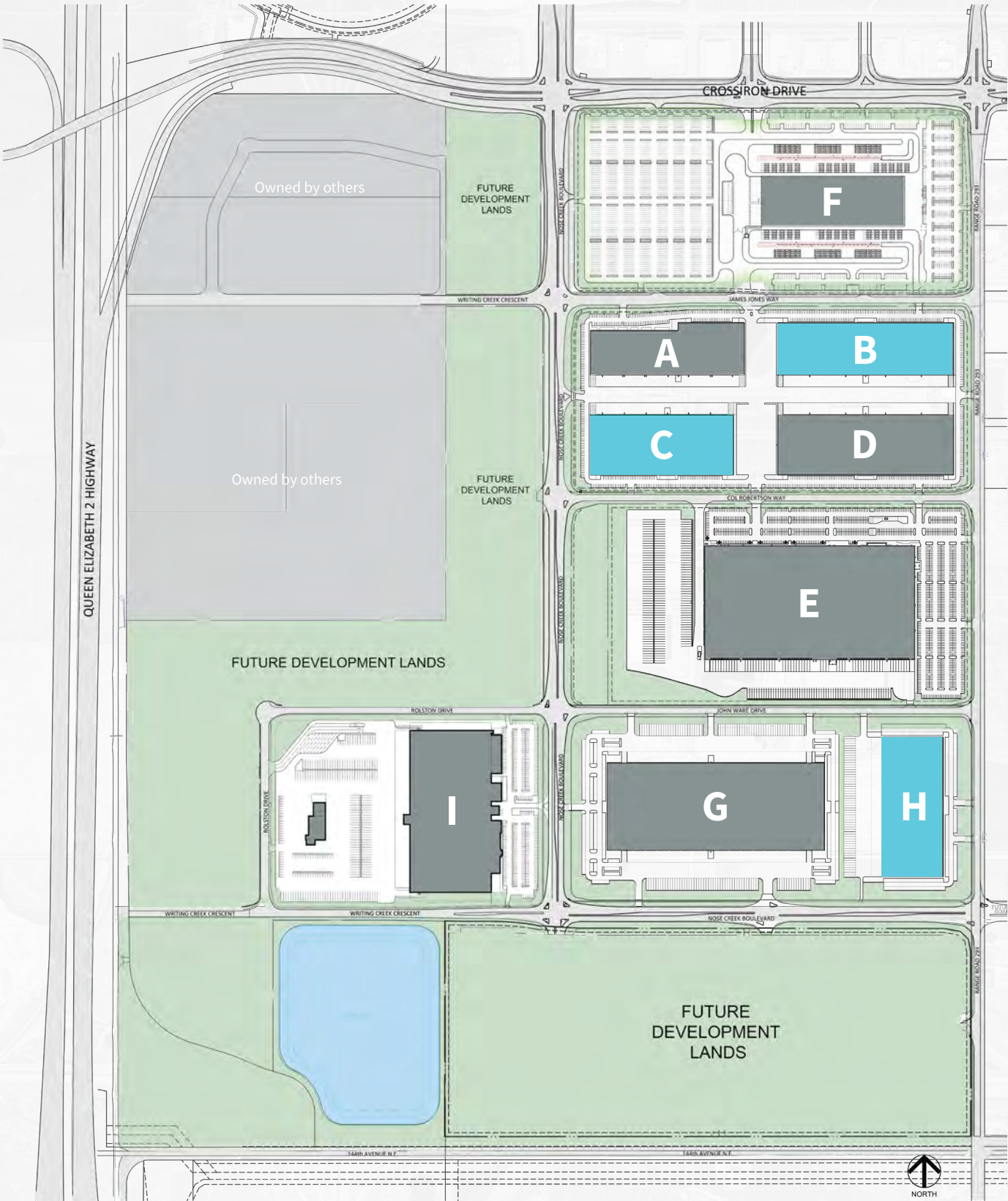
Downtown Calgary	<b>22 min.</b>
Calgary Airport	<b>15 min.</b>
City of Airdrie	<b>14 min.</b>
Deerfoot Trail	<b>4 min.</b>
Trans-Canada Hwy	<b>12 min.</b>
Ring Road:	
Stoney Trail East	<b>8 min.</b>
Stoney Trail North	<b>5 min.</b>
Stoney Trail West	<b>15 min.</b>



**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.

# WELCOME TO NOSE CREEK BUSINESS PARK



FULLY LEASED



OPTIONS AVAILABLE

# BUILDING B | 293029 James Jones Way

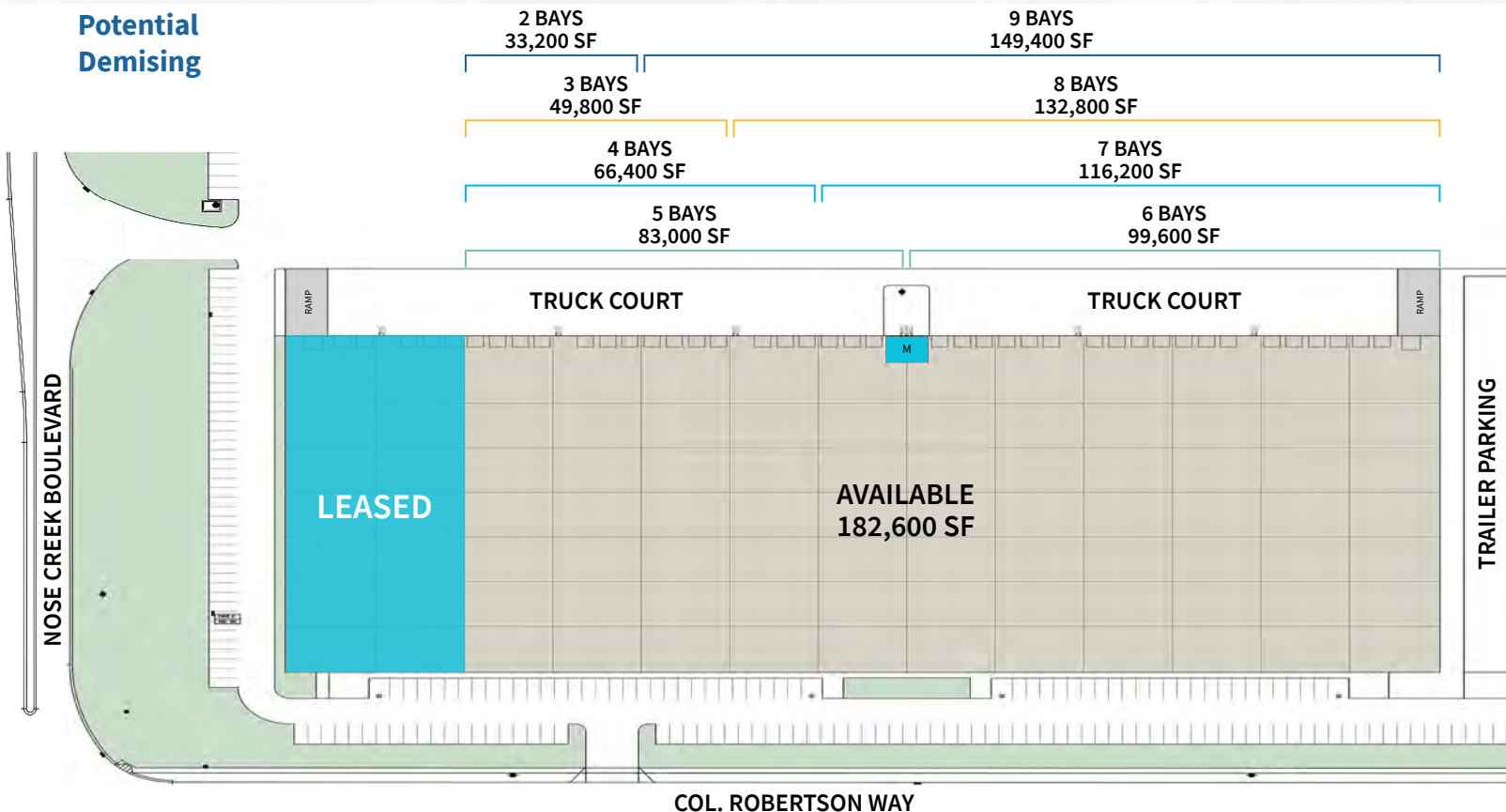
<b>Zoning</b>	DC-131 (Rocky View County)	<b>Loading</b>	5 dock level doors
<b>Available</b>	Immediately	<b>Levelers</b>	40,000 lbs
<b>Total Available Space</b>	28,800 s.f.	<b>Sprinklers</b>	ESFR
<b>Typical Bay Size</b>	± 14,400 s.f.	<b>Power</b>	200 amps @ 347/600 volts
<b>Ceiling Height</b>	32'	<b>Vehicle Parking (Remaining)</b>	20 stalls
<b>Building Depth</b>	262'	<b>Trailer Parking (Remaining)</b>	3 stalls
<b>Marshalling Bay</b>	60'	<b>Op. Costs (2026)</b>	\$3.90 p.s.f. *Op. Costs include water and sewer
<b>Construction</b>	EPDM (R20), Precast (R18)	<b>Lease Rate</b>	Market



# BUILDING C | 260184 Nose Creek Boulevard

<b>Zoning</b>	DC-131 (Rocky View County)	<b>Loading</b>	36 dock level doors 1 over-sized drive-in door
<b>Available</b>	Immediately	<b>Levelers</b>	40,000 lbs
<b>Total Available Space</b>	16,600 s.f. to 182,600 s.f.	<b>Sprinklers</b>	ESFR
<b>Typical Bay Size</b>	16,600 s.f.	<b>Power</b>	1,600 amps @ 347/600 volts (additional 2,000 amps available)
<b>Ceiling Height</b>	32'	<b>Vehicle Parking (Remaining)</b>	120 stalls
<b>Building Depth</b>	302'	<b>Trailer Parking (Remaining)</b>	20 stalls
<b>Marshalling Bay</b>	60'	<b>Op. Costs (2026)</b>	\$3.89 p.s.f. *Op. Costs include water and sewer
<b>Construction</b>	EPDM (R20), Precast (R18)	<b>Lease Rate</b>	Market

## Potential Demising



# BUILDING H | 260085 Range Road 293

<b>Zoning</b>	DC-131 (Rocky View County)	<b>Loading</b>	11 dock level doors
<b>Available</b>	Immediately	<b>Levelers</b>	40,000 lbs
<b>Total Available Space</b>	49,170 s.f.	<b>Sprinklers</b>	ESFR
<b>Typical Bay Size</b>	16,390 s.f.	<b>Power</b>	800 amps @ 347/600 volts
<b>Ceiling Height</b>	36'	<b>Vehicle Parking (Remaining)</b>	40 stalls
<b>Building Depth</b>	298'	<b>Trailer Parking (Remaining)</b>	14 stalls
<b>Marshalling Bay</b>	60'	<b>Op. Costs (2026)</b>	\$3.79 p.s.f. *Op. Costs include water and sewer
<b>Construction</b>	EPDM (R20) Precast (R18)	<b>Lease Rate</b>	Market



# SITE PHOTOS

BUILDING B - LOADING



BUILDING B - WAREHOUSE



BUILDING C - EXTERIOR



BUILDING H - EXTERIOR



BUILDING H - WAREHOUSE





**NOSE CREEK**  
BUSINESS PARK



## BUILDING H - LOADING

## THE DEVELOPER

**QUADREAL PROPERTY GROUP** operates as a global real estate investment firm managing over \$94 billion in assets, with a specialized focus on high-performing industrial properties. The company's industrial portfolio centers on strategic logistics infrastructure, including distribution hubs, warehouse facilities, and last-mile delivery centers that serve the modern supply chain ecosystem.

In Canada, QuadReal maintains a substantial industrial presence with more than 5 million square feet of space leased in 2025, demonstrating strong market penetration in the domestic logistics sector. The firm has expanded its reach internationally through carefully structured partnerships across the United States and European markets, positioning itself as a significant player in the global industrial real estate landscape.

The company's strategic approach emphasizes logistics-critical properties that support e-commerce and distribution networks, reflecting the growing demand for efficient supply chain infrastructure in today's economy.

## CONTACT

### Ryan Haney

Executive Vice President  
+1 403 456 2221  
[ryan.haney@jll.com](mailto:ryan.haney@jll.com)

### Marshall Toner

EVP, National Industrial  
+1 403 456 2214  
[marshall.toner@jll.com](mailto:marshall.toner@jll.com)

### Carey Koroluk

Vice President  
+1 403 456 2346  
[carey.koroluk@jll.com](mailto:carey.koroluk@jll.com)

### Austin Smith

Vice President  
+1 403 456 2197  
[austin.smith@jll.com](mailto:austin.smith@jll.com)



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.