



For Sublease

Prime Industrial Bay

±27,193 SF | Bay 6, 292230 Wagon Wheel Blvd | Cross Roads Corner Bldg 1

PROPERTY HIGHLIGHTS

- » Brand new, LEED Silver-certified warehouse bay available for sublease with DC-99 zoning
- » Strategically located in a high-exposure, quasi-retail setting across from Costco (Balzac), with immediate access to Highway 2 (QE2) via Highway 566, all within one of the fastest-growing industrial areas in the Greater Calgary Area
- » Minutes from CrossIron Mills, Bass Pro Shops, and Rona, Century Downs Racetrack and Casino, and the new Balzac Distribution Centre.
- » Open warehouse space with 32' clear ceiling height and two on-site washrooms
- » Loading includes 2 manual dock doors (9' x 10') and 2 electric drive-in doors (12' x 14') with ramps
- » Energy-efficient LED lighting with motion sensors
- » Cambridge direct-fired unit heater and HRV makeup air system in place
- » ESFR sprinkler system
- » A portion of the TIA allowance still remains for a new tenant

For more info,
please contact:



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SUBLEASE DETAILS

YEAR BUILT	2024	ZONING	DC-99 (Cell A)
UNIT SIZE	±27,193 SF	PARKING	20 Stalls
LOADING	2 Dock Doors (9' x 10')	AVAILABLE	Immediately
	2 Ramped Drive-in Doors (12' x 14')	SUBLEASE RATE	Market Rate Reduced!
POWER	TBV	OP COSTS	\$3.87 PSF (est)
CEILING	32' Clear Height	HEADLEASE EXPIRY	Feb-28-2030

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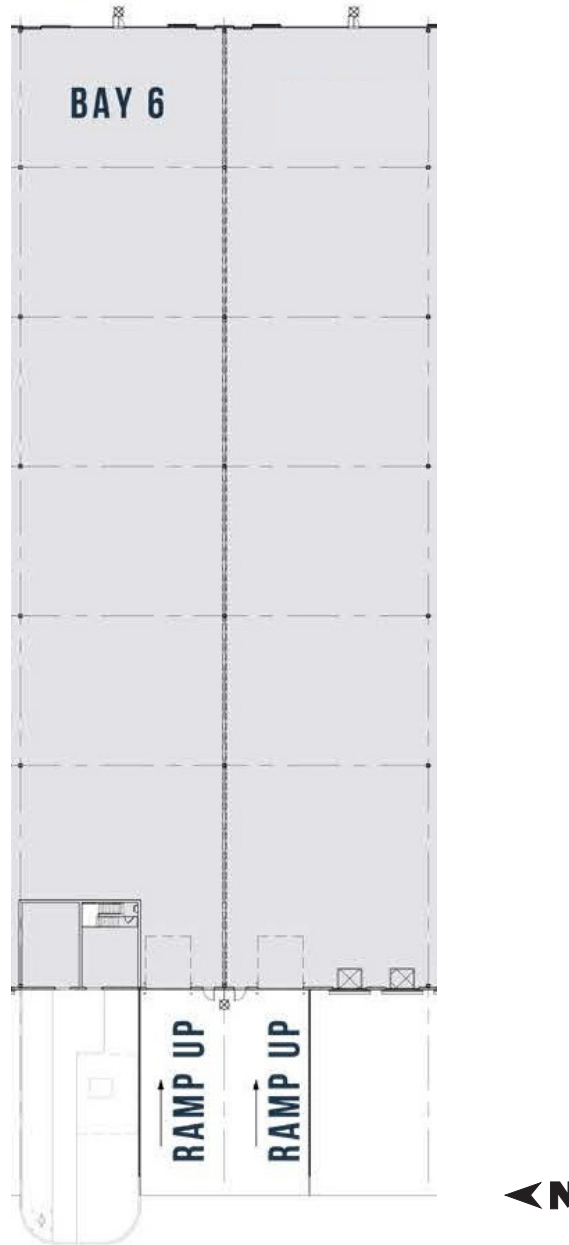


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PROPERTY FLOOR PLAN



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