

# BUILDING D

293026 COLONEL ROBERTSON WAY



NOSE CREEK  
BUSINESS PARK

ROCKY VIEW, ALBERTA



Up to 233,405 sf available



QuadReal™

# BUILDING DETAILS

Zoning	<b>DC-131 (Rocky View County)</b>	Marshalling Bay	<b>60'</b>	Vehicle Parking (Remaining)	<b>171</b>
Available	<b>Immediately</b>	Construction	<b>EPDM (R20) Precast (R18)</b>	Trailer Stalls	<b>Up to 25 stalls</b>
Total Available Space	<b>Up to 233,405 s.f.</b>	Loading	<b>48 dock level doors 1 drive-in door (12' x 14') ramped</b>	Options	<b>Minimum of 33,200 s.f.</b>
Typical Bay Size	<b>16,600 s.f.</b>	Levelers	<b>40,000 lbs hydraulic</b>	Available	<b>Immediately</b>
Ceiling Height	<b>32' clear</b>	Sprinklers	<b>ESFR</b>	Op. Costs (2025)	<b>\$4.28 p.s.f.</b>
Building Depth	<b>300'</b>	Power	<b>1,600 amps @ 600 volts</b>	Lease Rate	<b>Market</b>

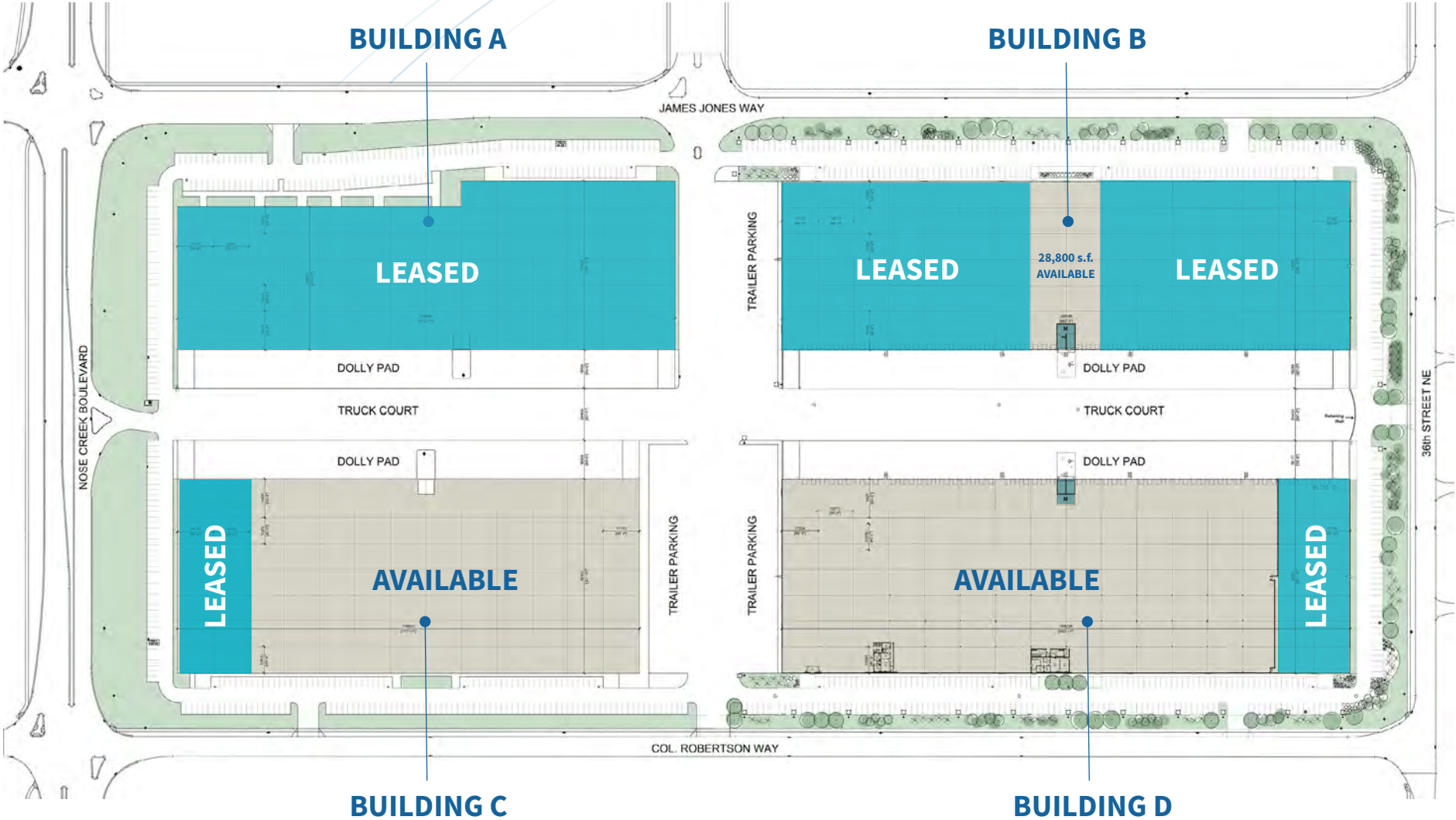


This floor plan shows a large industrial building with a total length of 770'-10" and a clear height of 32'-4". The building is divided into several sections with varying widths. The left side has a 300'-5" section, followed by a series of 55'-0" bays, and a final 54'-9" section. The right side features a large blue area labeled "LEASED" with dimensions 17136 and 96'-3". The building has a flat roof with a 36'-11" section at the top. The plan also includes a small inset showing a detailed view of a corner area with dimensions 14'-0" and 14'-0".

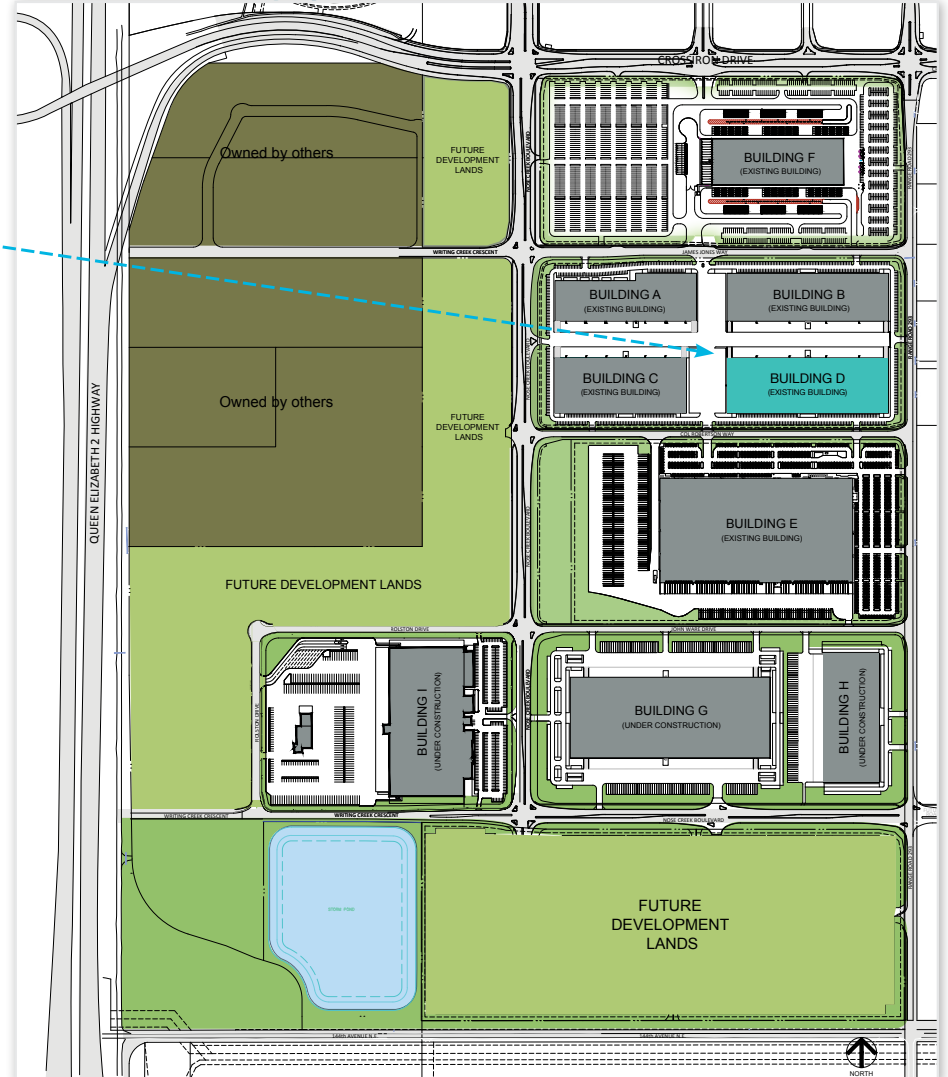
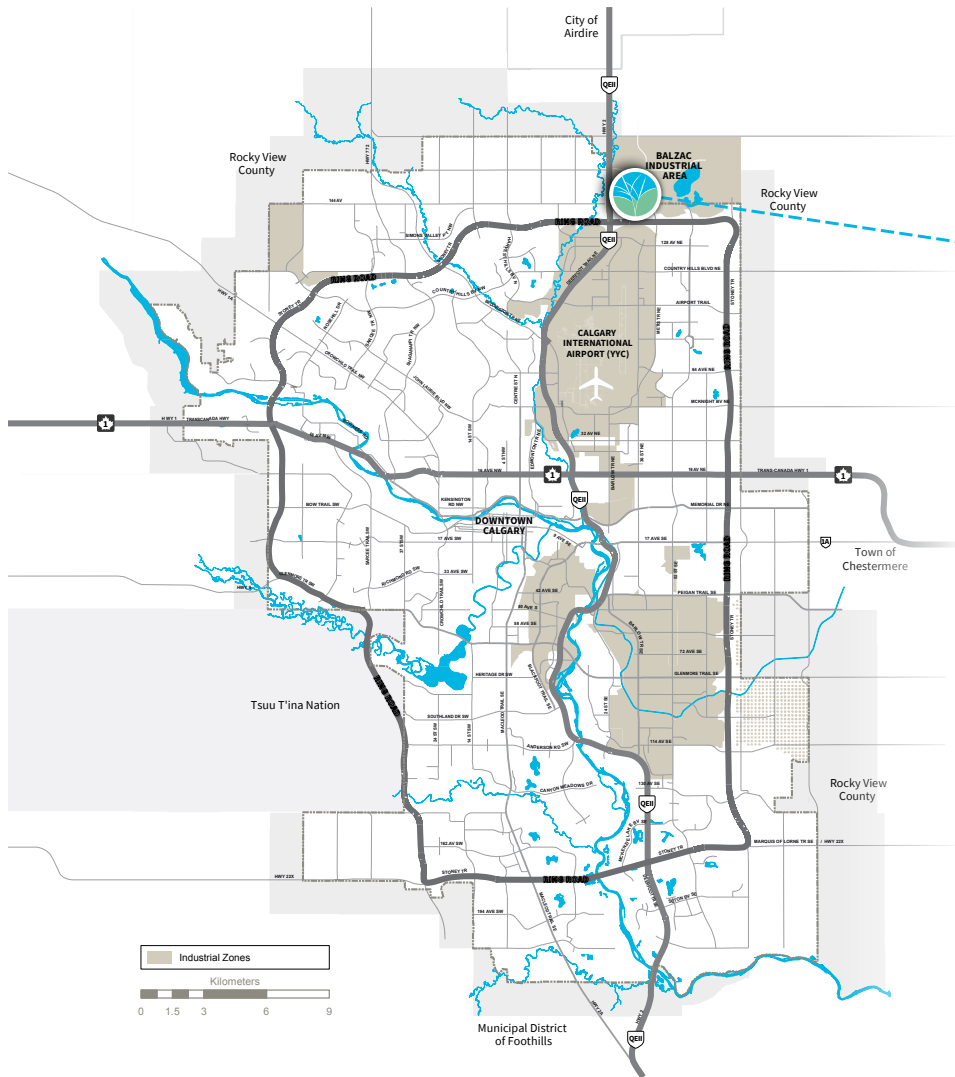
\*Existing office of ±2,200 s.f. in centre of building can be modified, renovated or removed. Small office pod on west side planned for demolition.



# SITE PLAN



# 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	<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>

**For More Info Please Contact**

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