



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

For more info,  
please contact:



**Tyler Guluche**

+1 403 404 8735  
tguluche@naiadvent.com



**Aaron Gunn**

+1 403 200 4026  
agunn@naiadvent.com



**Max Wilcox**

+1 403 984 9802  
mwilcox@naiadvent.com



**SUBLEASE DETAILS**

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

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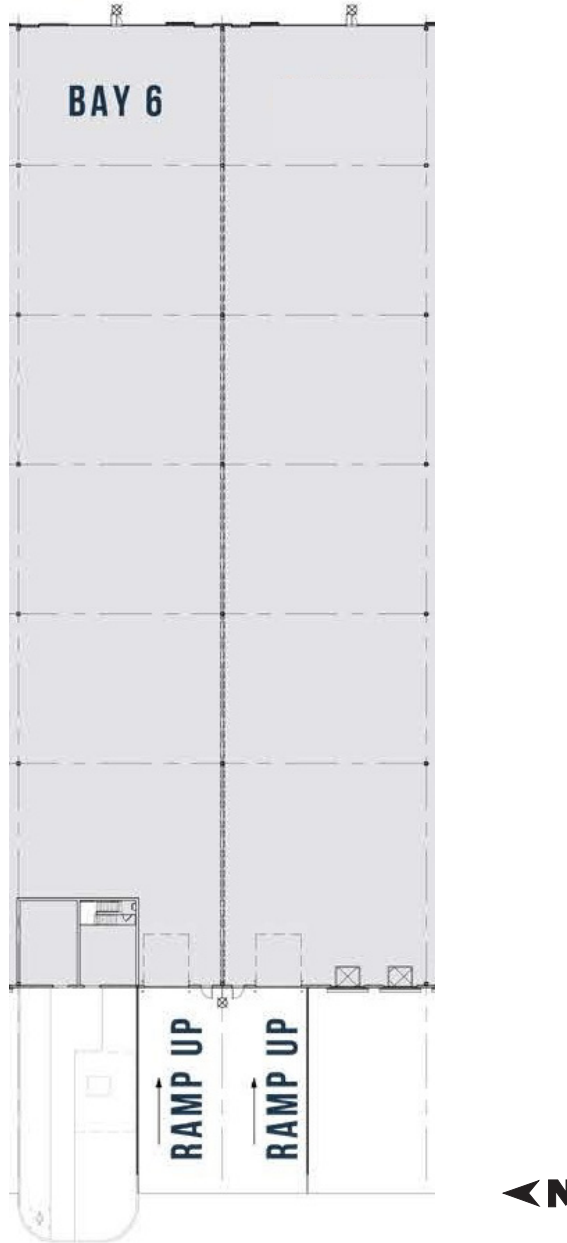


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**PROPERTY FLOOR PLAN**



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