

BUILDING C

260184 NOSE CREEK BOULEVARD



NOSE CREEK
BUSINESS PARK

ROCKY VIEW, ALBERTA

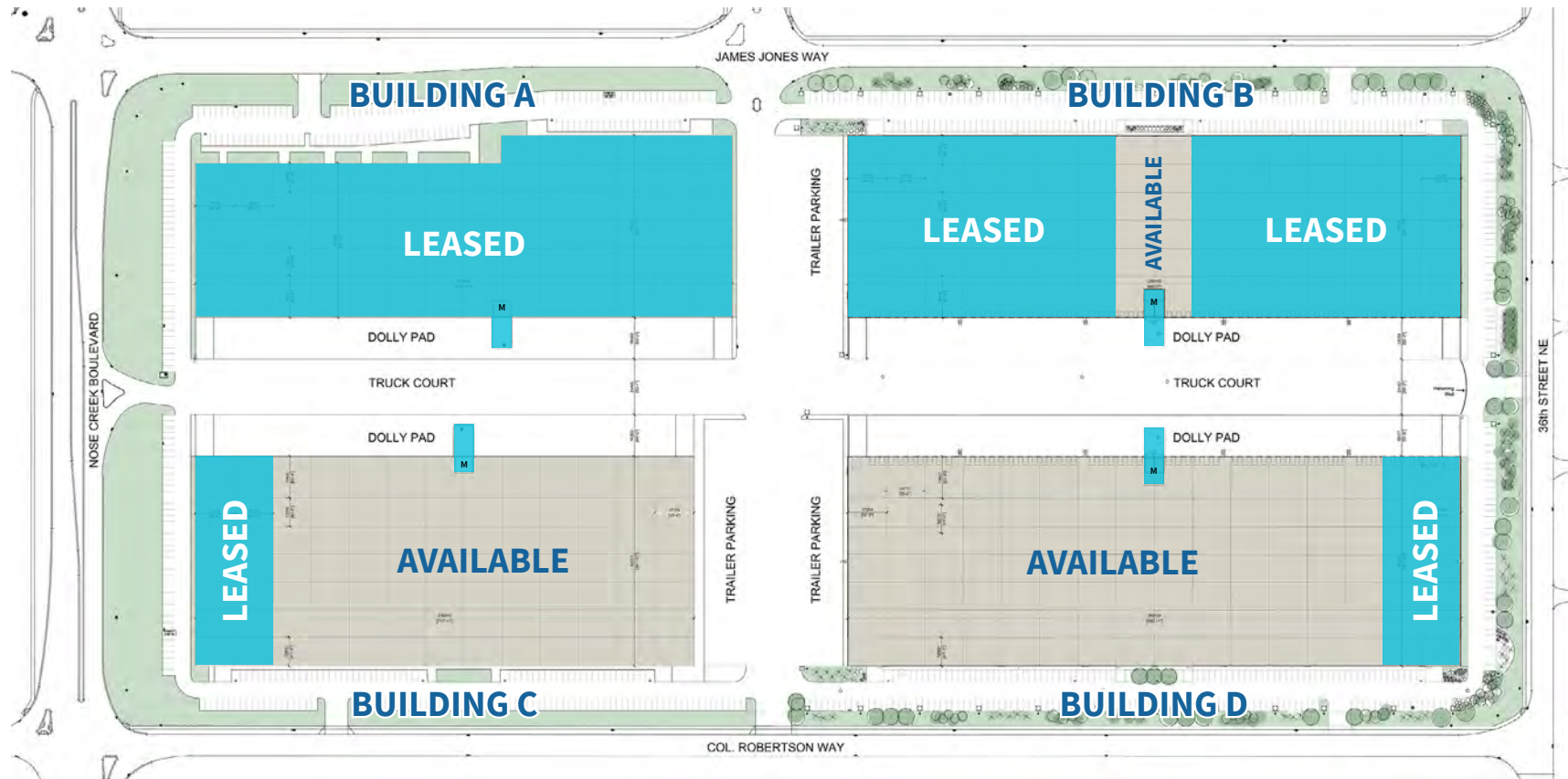


Up to 182,600 sf available



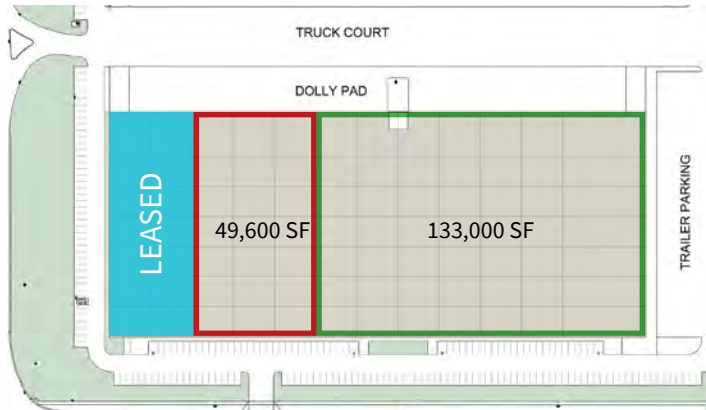
BUILDING DETAILS

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 182,600 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



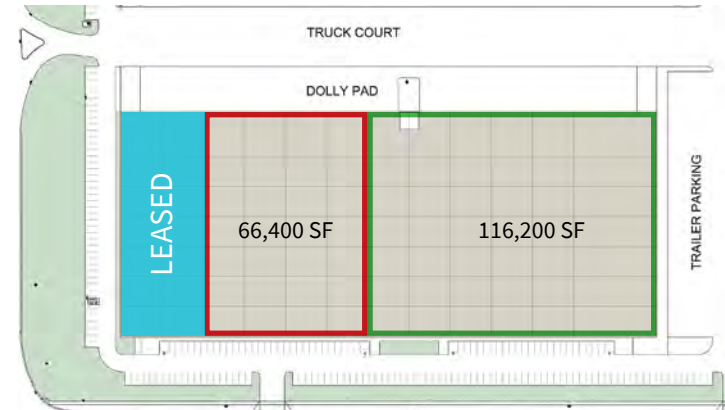
DEMISING OPTIONS

Option 1



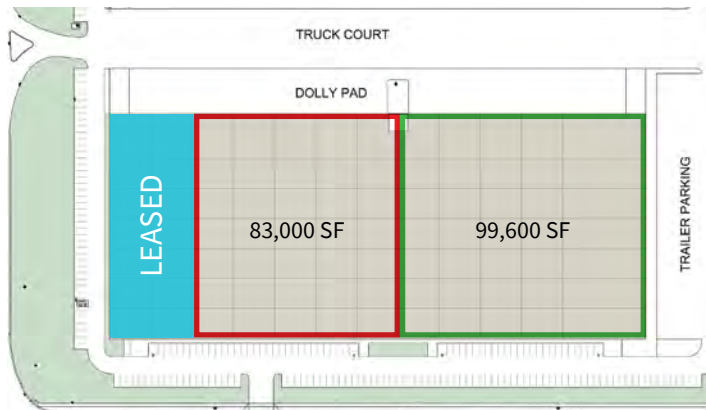
Size (SF)	Dock	Drive-In
49,600	11	0
133,000	22	1

Option 2



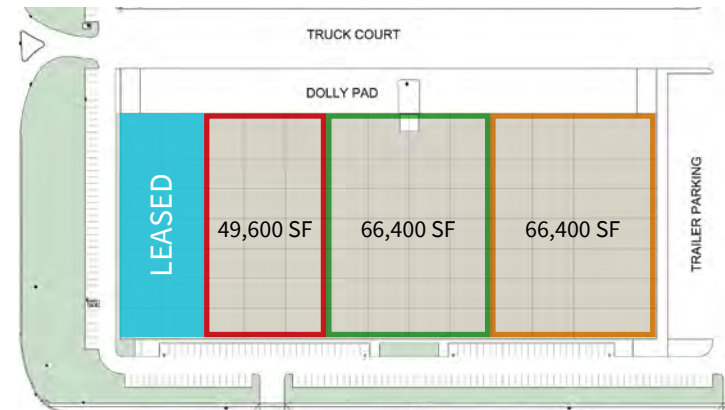
Size (SF)	Dock	Drive-In
66,400	14	0
116,200	19	1

Option 3



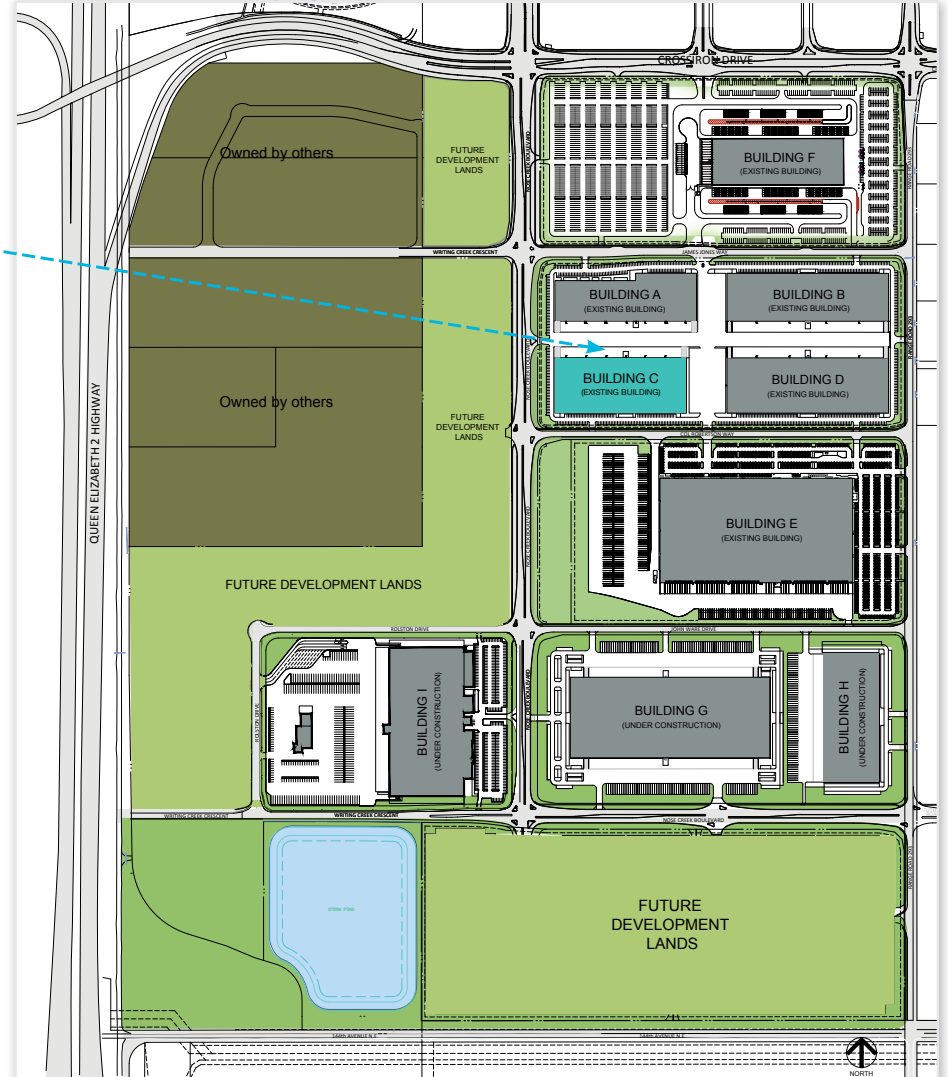
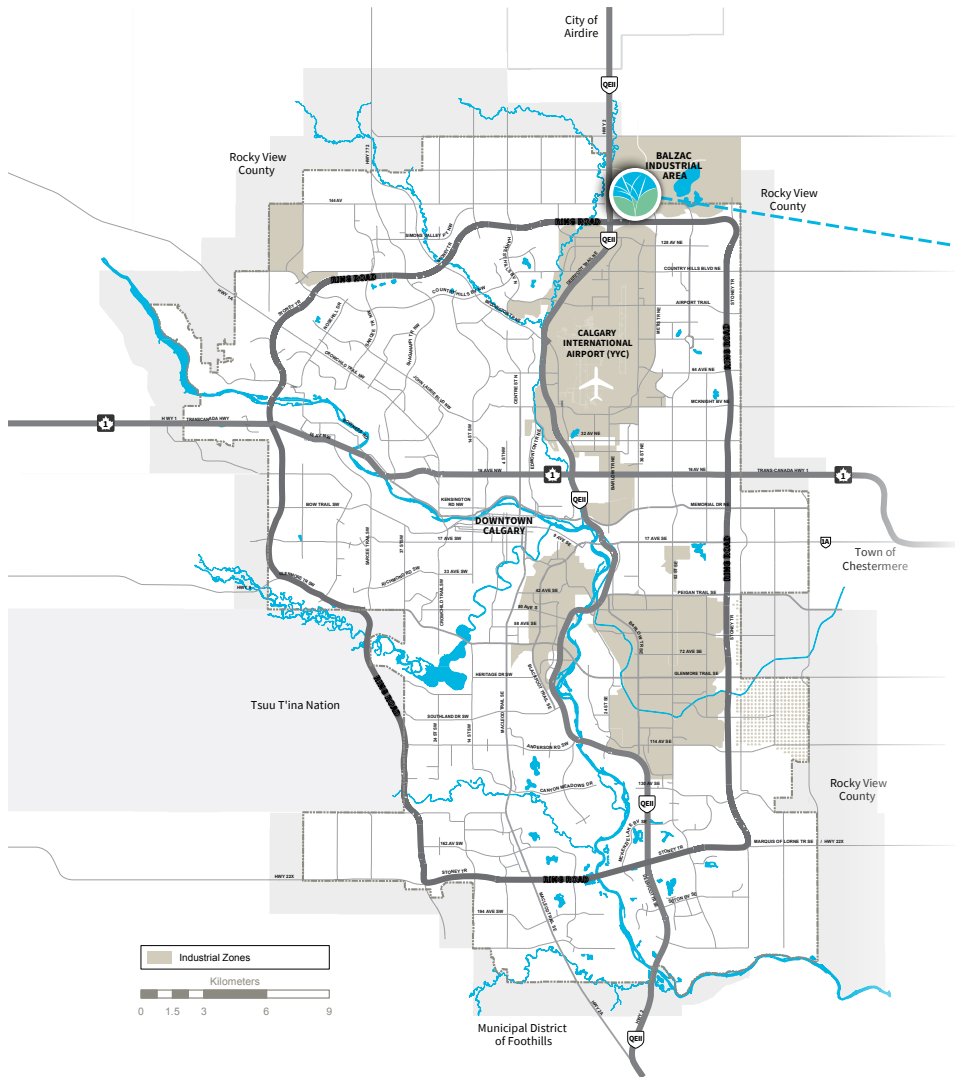
Size (SF)	Dock	Drive-In
83,000	17	0
99,600	16	1

Option 4



Size (SF)	Dock	Drive-In
49,600	11	0
66,400	12	0
66,400	10	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.



For More Info Please Contact

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