



# For lease or design build

5.88 acres available in Rocky View, Alberta



**5.88 acres / Prime Avenue, Rocky View, AB**

# Highlights

5.88 acres of stripped and graded land centrally located on Prime Avenue within the Balzac Industrial Area. Multiple design build options are available.

## Property benefits

Mixed use zoning permits uses relating to industrial and light retail. Rocky View County is focused on developing commercial and light industrial uses that complement the existing uses in the area while benefiting from lower property taxes compared to the City of Calgary.



# Property overview

Legal Description:	NW-10-26-29-W04M	Site Size:	5.88 acres
Zoning:	DC99	Asking Rate:	Market
			Drive time
QEII Highway			3 mins
CrossIron Mills Shopping Centre			3 mins
Calgary International Airport (YYC)			15 mins
Highway 1			16 mins
Downtown Calgary			20 mins



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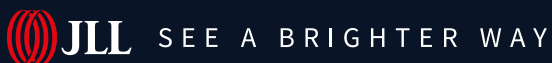
## Area overview

### Surrounding developments

Wagon Wheel Business Park  
Crosspointe Industrial Park  
HAM West Industrial Park  
Nose Creek Industrial Park

### Notable companies nearby

Amazon  
Costco  
Gordon Food Service  
Walmart



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