



Up to 43,526 s.f. of New Distribution Space Available (Service Agreement)

292179 Nose Creek Blvd.

Balzac, Rocky View County, Alberta

- Flexible space / service agreement opportunity (flexible area and term)
- Newly constructed, 'A' Class distribution space
- Located in low property tax / no business tax environment
- Dock and drive-In loading, secured/fenced yard with guard house
- Competitive / collaborative pricing structure on both space and material handling services



Property Details

- Address:** 292179 Nose Creek Blvd., Balzac,
Rocky View County, Alberta
- Area:** Flexible, up to 43,526 s.f.
- Zoning:** DC (Cell-99)
- District:** Interlink Logistics Park
- Year Built:** 2023
- Trailer Parking:** Negotiable
- Secured Yard:** Available (fully fenced, with gate house)
- Ceiling Height:** 40' clear
- Loading:** 6 dock doors (9' wide x 10' high)
1 drive-in door (14' wide x 16' high)
- Sprinklers:** ESFR
- Lighting:** LED lighting (30 FC)
- Features:**
- Racking available
 - 8" concrete floor in warehouse
 - Telus Fibre Optics available
 - Fully RF serviced

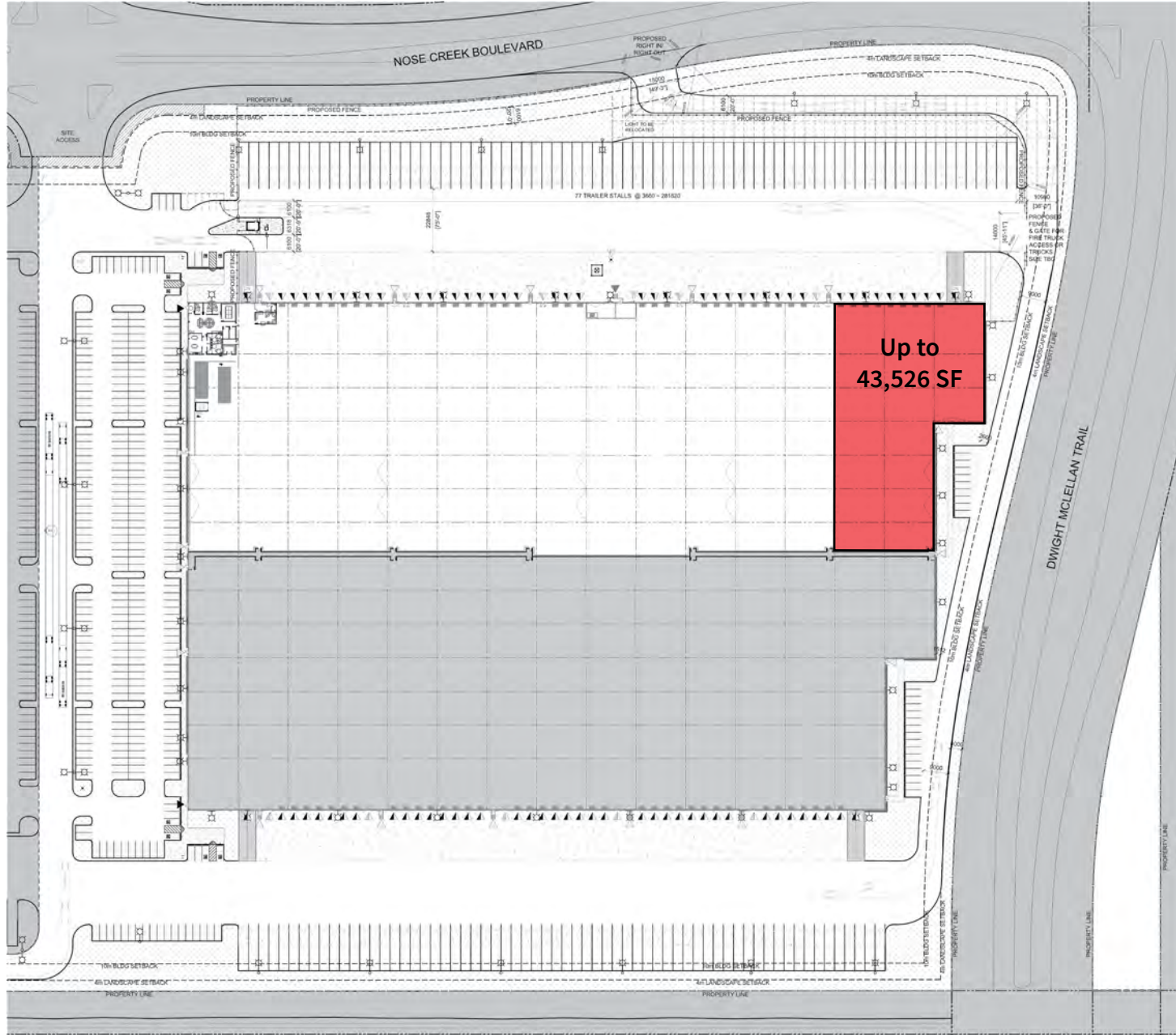
Term: Negotiable (fixed or variable)

Rates: Negotiable (fixed or variable)

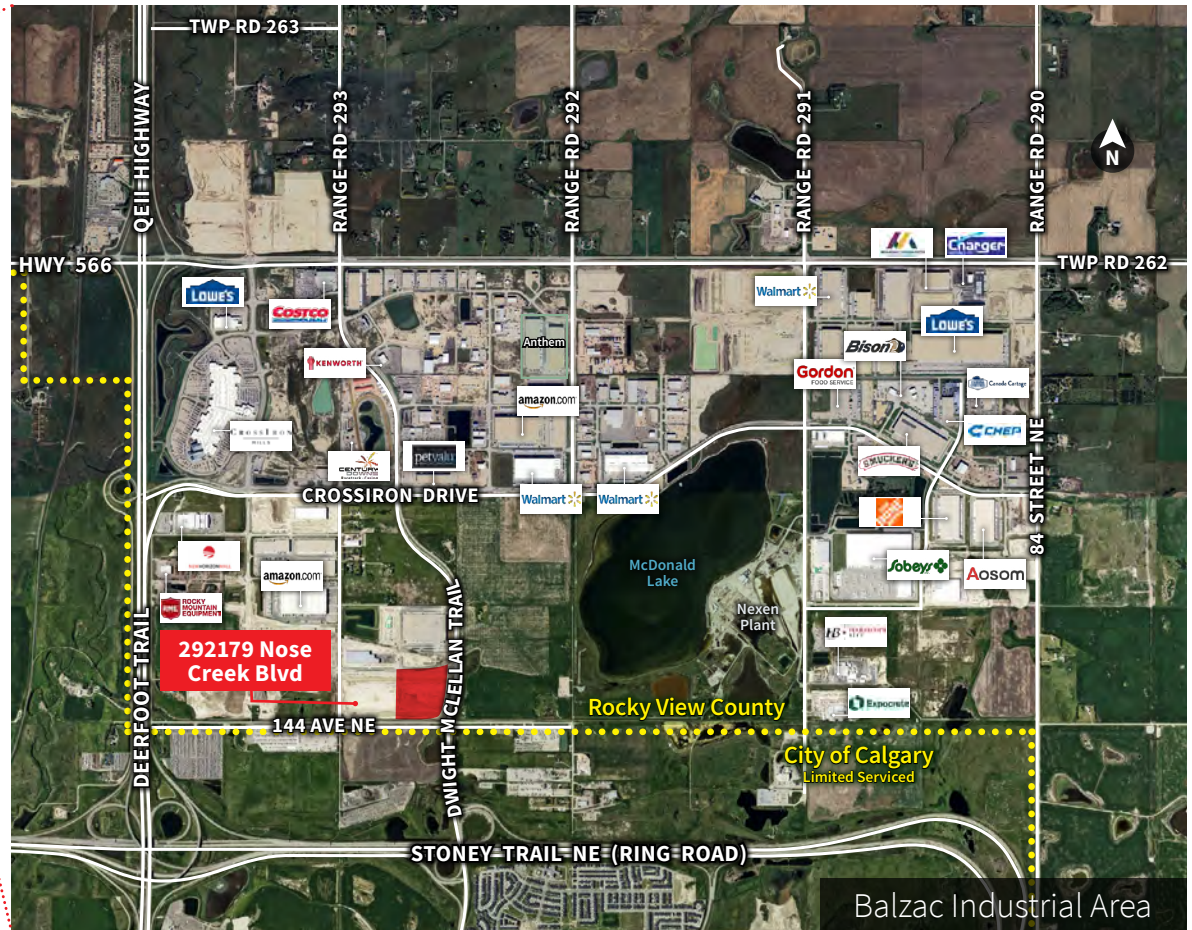
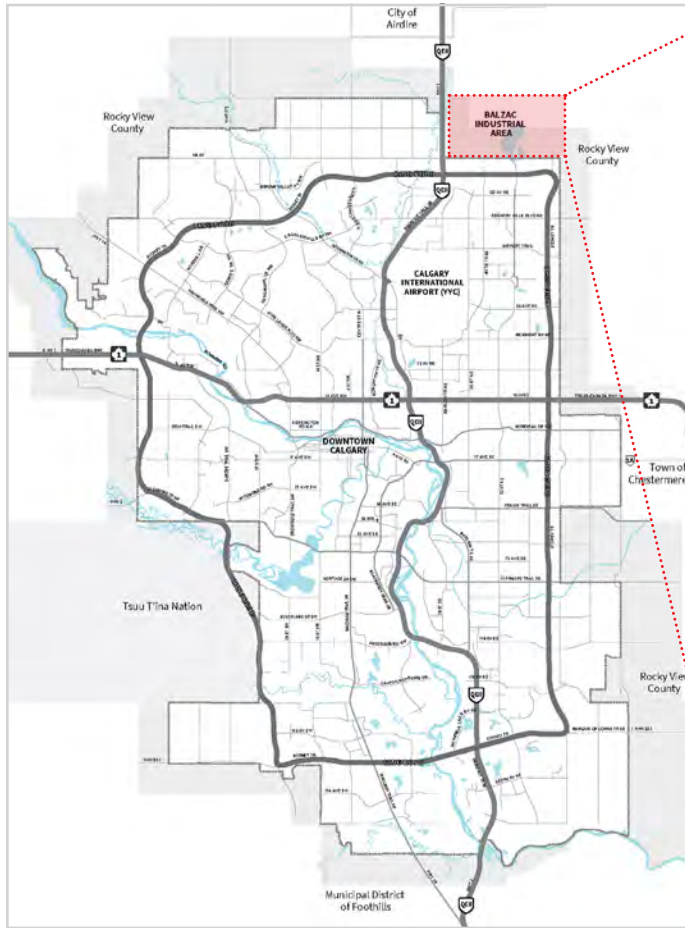
Available: Immediately



Site Plan



Property Location



Contact us for more information



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