

BUILDING B

293029 JAMES JONES WAY



NOSE CREEK
BUSINESS PARK

ROCKY VIEW, ALBERTA



28,800 sf available



QuadReal™

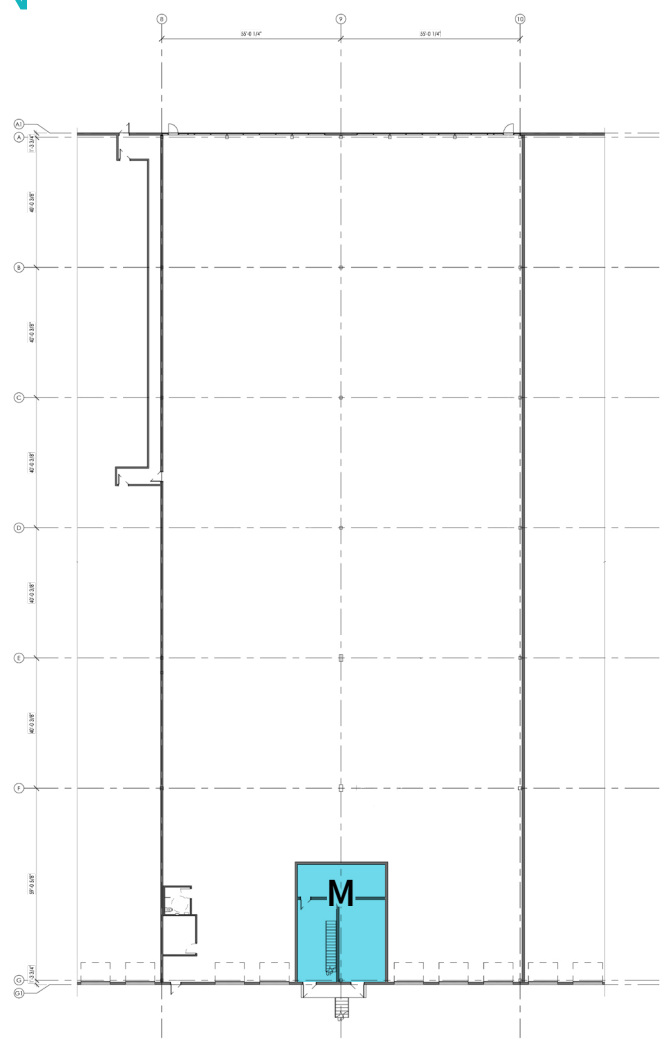
BUILDING DETAILS

Address	293029 James Jones Way
Zoning	DC-131 (Rocky View County)
Available	Immediately
Vehicle Parking	20 stalls
Ceiling Height	32' clear
Building Depth	± 262'
Marshalling Bay	60'
Loading	5 dock level doors
Levelers	40,000 lbs hydraulic
Sprinklers	ESFR
Power	200 amps @ 600 volts
Total Available Space	28,800 s.f.
<small>*Includes small shipping office</small>	
Op. Costs (2025)	\$4.53 p.s.f.
Lease Rate	Market

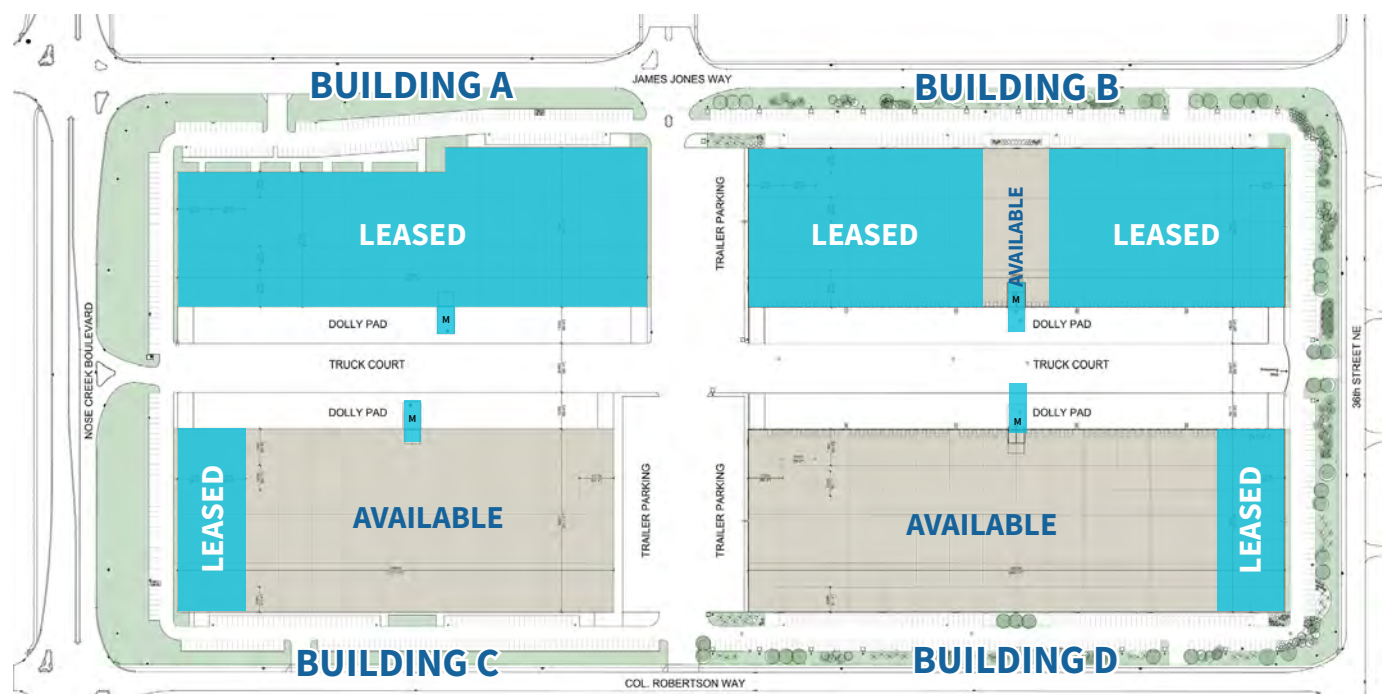
PHOTOS



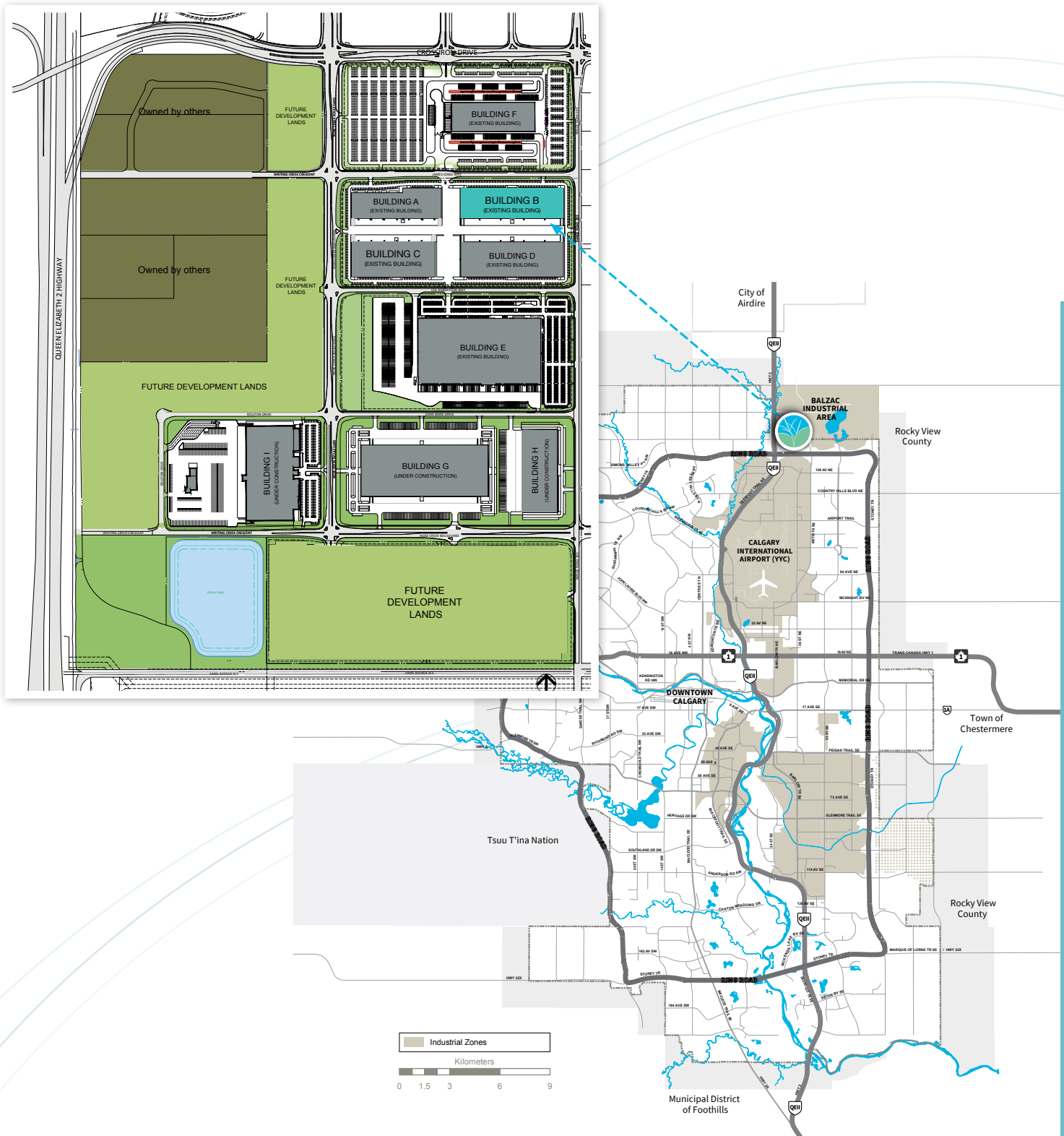
FLOOR PLAN



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.



NOSE CREEK
BUSINESS PARK



DRIVE TIMES

Downtown Calgary	22 min.
Calgary Airport	15 min.
City of Airdrie	14 min.
Deerfoot Trail	4 min.
Trans-Canada Hwy	12 min.
Ring Road:	
Stoney Trail East	8 min.
Stoney Trail North	5 min.
Stoney Trail West	15 min.

For More Info Please Contact

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Marketed on behalf of

