

ROCKYVIEW BUSINESS PARK

BUILDING B | 292136 Crossiron Drive, Balzac, Alberta



Proudly owned and managed by
CONCERT
PROPERTIES



PROPERTY PHOTOS

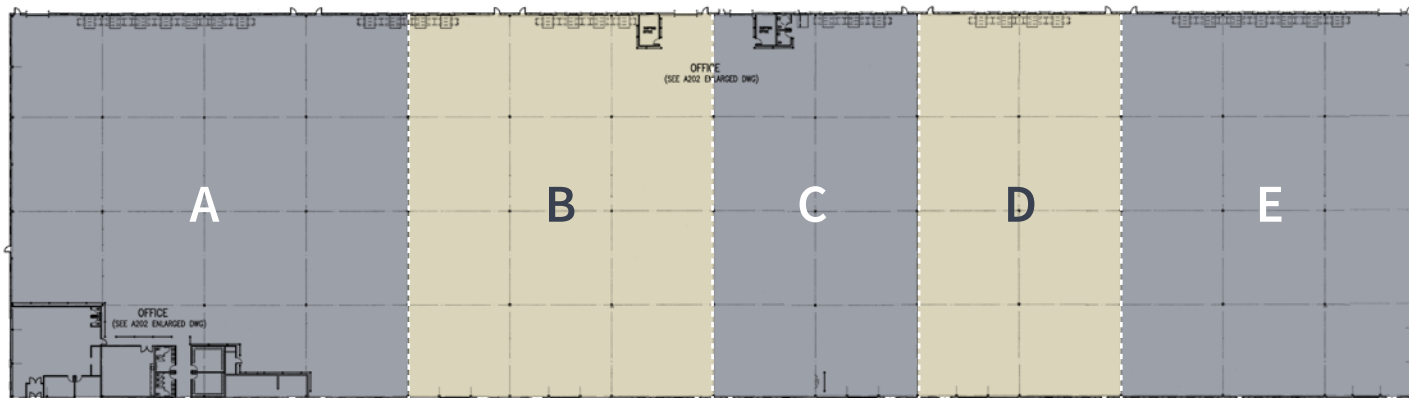


PROPERTY DETAILS

Zoning	DC109 (Cell B)	Loading	4 Ramped Drive-In Doors (12' x 14'), 30 Dock Doors (9' x 10')
Building Size	22,550 s.f. up to 154,775 s.f.	Sprinklers	ESFR
Available	September 2025	Ceiling Height	28' clear
Lease Rate	Market	Features	<ul style="list-style-type: none">• 205' truck court• Trailer parking available
Op. Costs	\$3.27 p.s.f. (2025)	Typical Grid Column	50' x 55'
Typical Bay Size	11,110 s.f.		
Power	2,000 Amp @ 347/600 Volt		

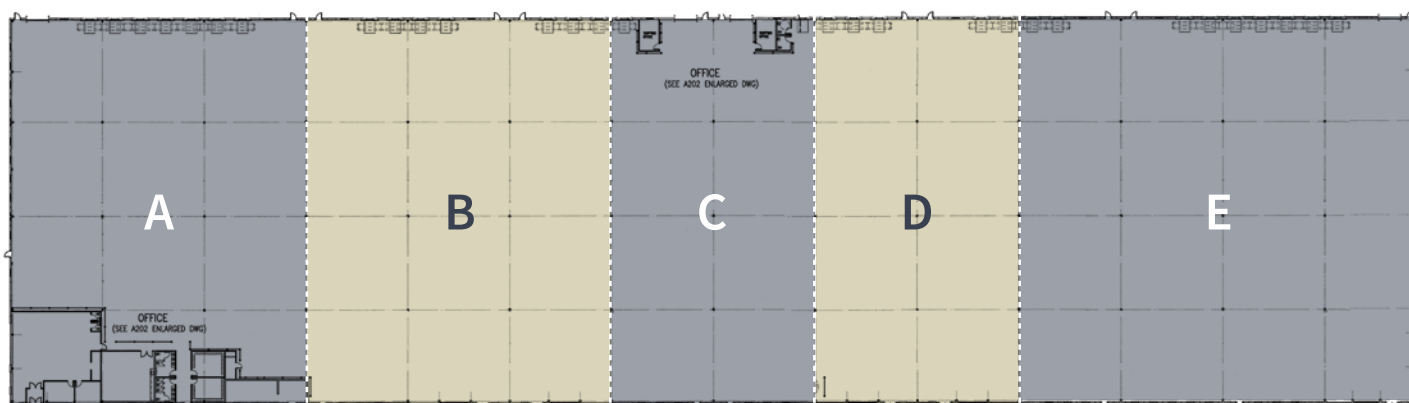
POTENTIAL DEMISING OPTIONS

Option 1



Bay	Warehouse (SF)	Office (SF)	Total (SF)
A	39,859	4,216	44,075
B	32,800	Build to suit	32,800
C	22,550	Build to suit	22,550
D	22,550	Build to suit	22,550
E	32,800	Build to suit	32,800
Total			154,775

Option 2



Bay	Warehouse (SF)	Office (SF)	Total (SF)
A	28,584	4,216	32,800
B	32,800	Build to suit	32,800
C	22,550	Build to suit	22,550
D	22,550	Build to suit	22,550
E	44,075	Build to suit	44,075
Total			154,775

LOCATION OVERVIEW



Contact us for more information

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