ROCKYVIEW BUSINESS PARK

BUILDING B | 292136 Crossiron Drive, Balzac, Alberta









PROPERTY PHOTOS







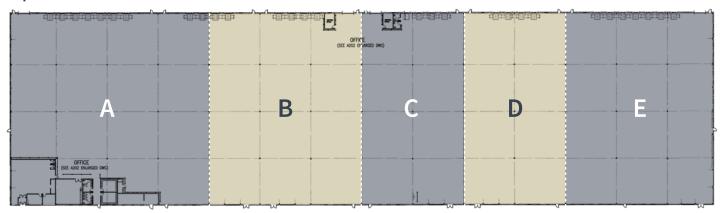
PROPERTY DETAILS

Zoning	DC109 (Cell B)
Building Size	22,550 s.f. up to 154,775 s.f.
Available	September 2025
Lease Rate	Market
Op. Costs	\$3.27 p.s.f. (2025)
Typical Bay Size	11,110 s.f.
Power	2,000 Amp @ 347/600 Volt

Loading	4 Ramped Drive-In Doors (12' x 14'), 30 Dock Doors (9' x 10')
Sprinklers	ESFR
Ceiling Height	28' clear
Features	205' truck courtTrailer parking available
Typical Grid Column	50' x 55'

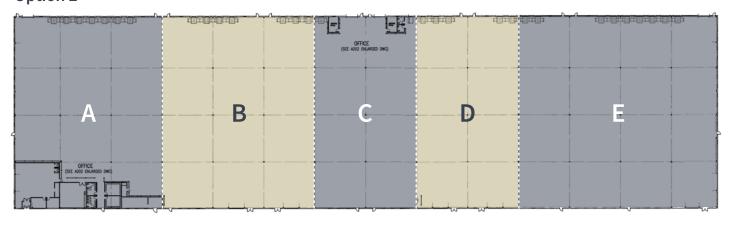
POTENTIAL DEMISING OPTIONS

Option 1



Bay	Warehouse (SF)	Office (SF)	Total (SF)
Α	39,859	4,216	44,075
В	32,800	Build to suit	32,800
С	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)
Α	28,584	4,216	32,800
В	32,800	Build to suit	32,800
С	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



Contact us for more information

Carey Koroluk

Lead Broker
Vice President
+1 403 456 2346
carey.koroluk@jll.com

Ryan Haney

Lead Broker
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Marshall Toner

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

Chris Saunders

Executive Vice President +1 403 456 2218 chris.saunders@jll.com

Austin Smith

dent Vice President +1 403 456 2197 com austin.smith@jll.com

Troy Robinson

Associate +1 403 670 7353 troy.robinson@jll.com



Copyright © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. J LL Calgary, Bankers Hall East, 855 - 2 Street SW, Suite 3900, Calgary, AB TZP 4J8