

BUILDING H

260085 RANGE ROAD 293



NOSE CREEK
BUSINESS PARK

ROCKY VIEW, ALBERTA



49,170 sf available

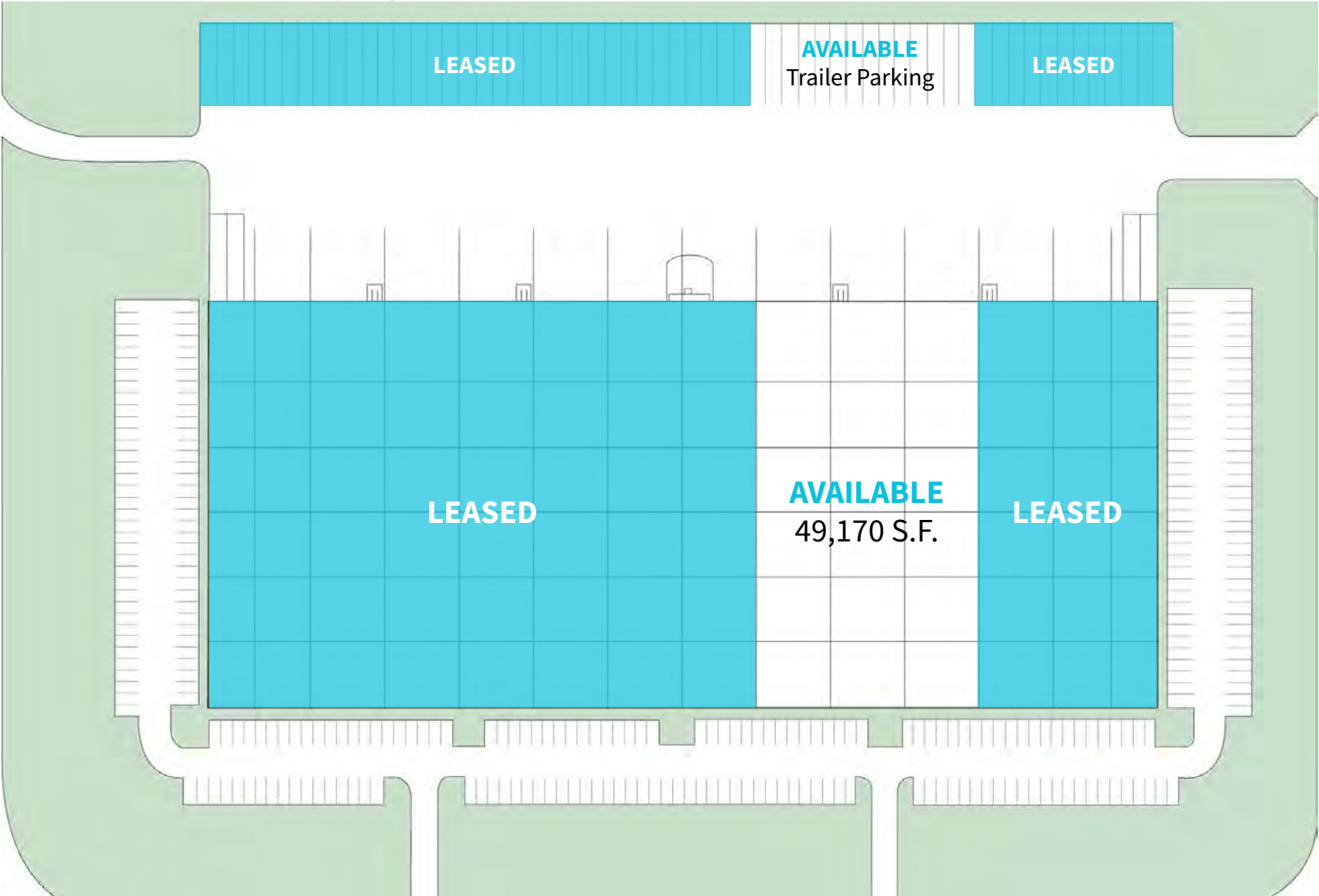


BUILDING DETAILS

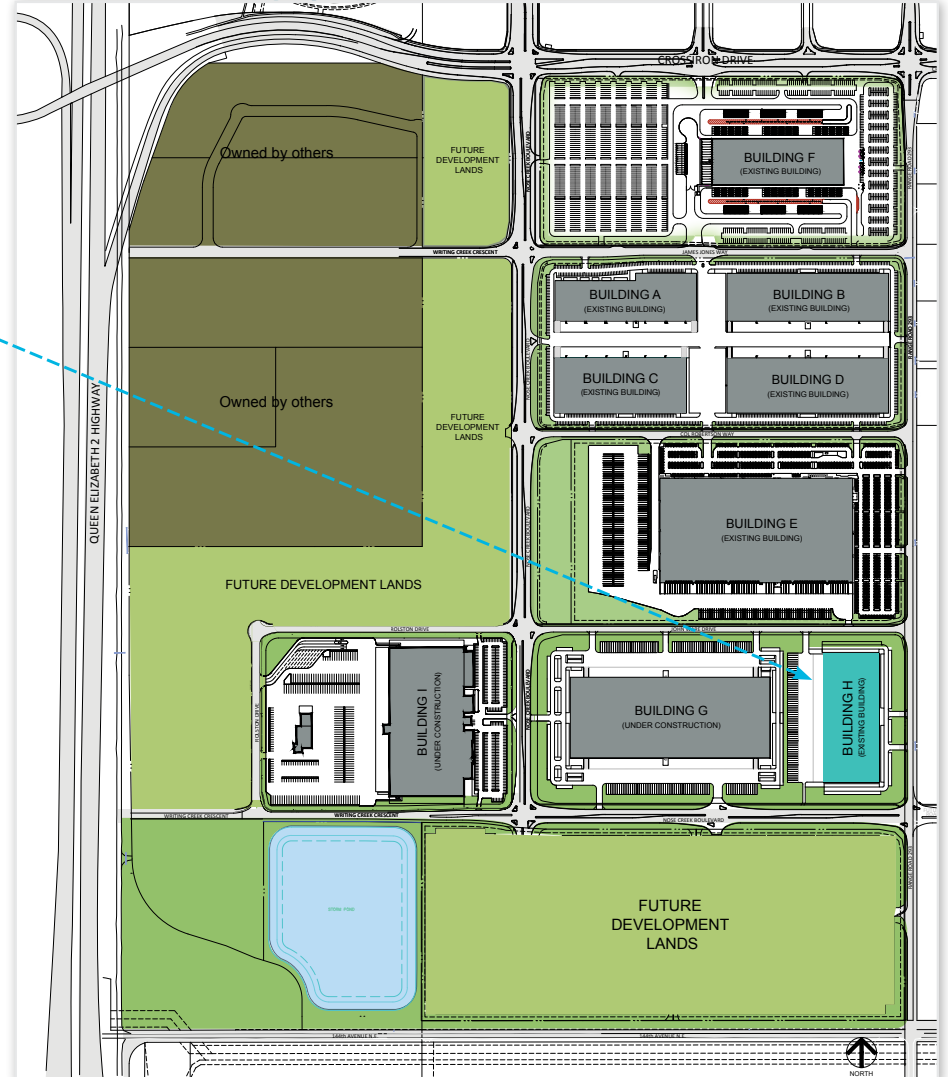
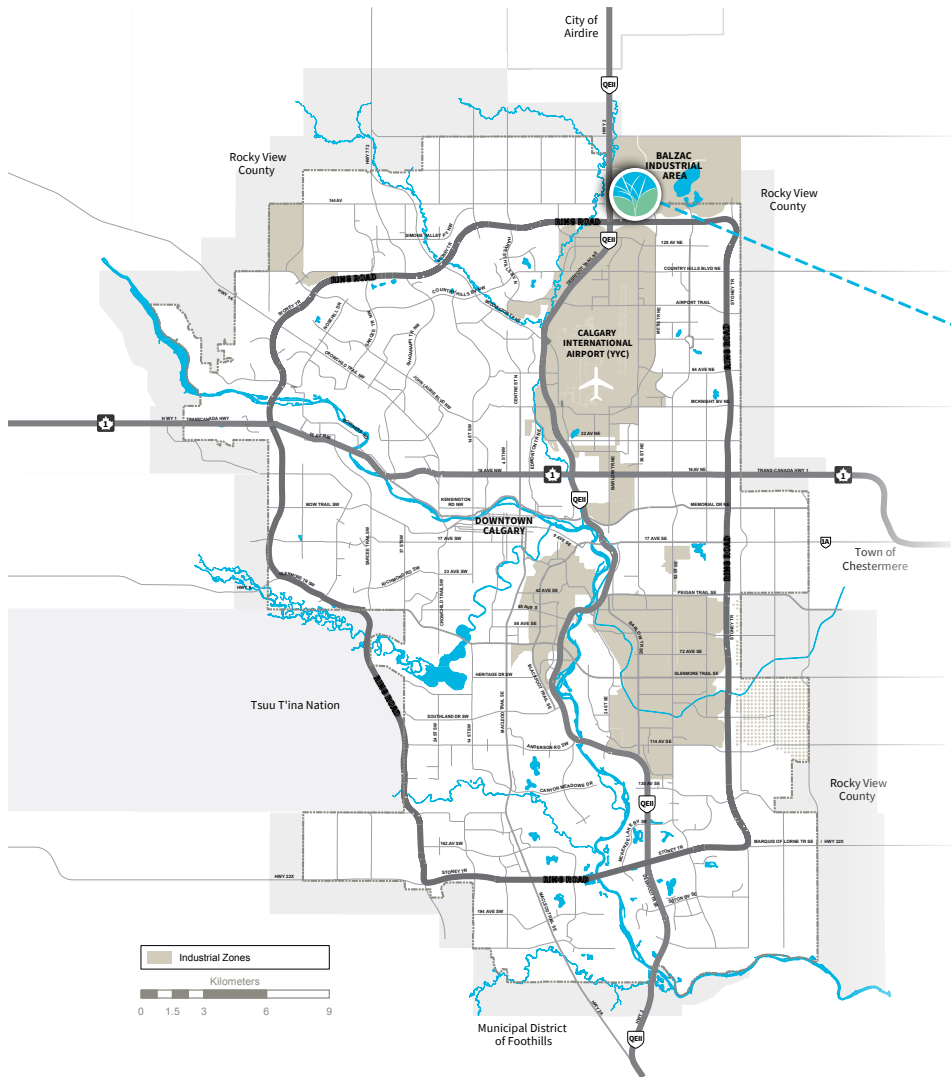
Zoning	DC-131	Marshalling Bay	60'	Power	800 amps @ 347/600 volts
Available	Immediately	Insulation	Roof - R20 Walls - R20	Vehicle Parking (Remaining)	40
Total Available Space	49,170 s.f.	Loading	11 dock level doors	Trailer Stalls	14 stalls
Typical Bay Size	16,390 s.f.	Levelers	40,000 lbs hydraulic	Lease Rate	Market
Ceiling Height	36' clear	Sprinklers	ESFR	Op. Costs (2025)*	\$3.93 p.s.f.
Building Depth	298'	Floor Slab	8" thick	*Op. Costs include water and services	



BUILDING 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.



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

Ryan Haney

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

Marshall Toner

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

Carey Koroluk

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

