

BUILDING D

293026 COLONEL ROBERTSON WAY



NOSE CREEK
BUSINESS PARK

ROCKY VIEW, ALBERTA



Up to 233,405 sf available

CLICK OR SCAN FOR:

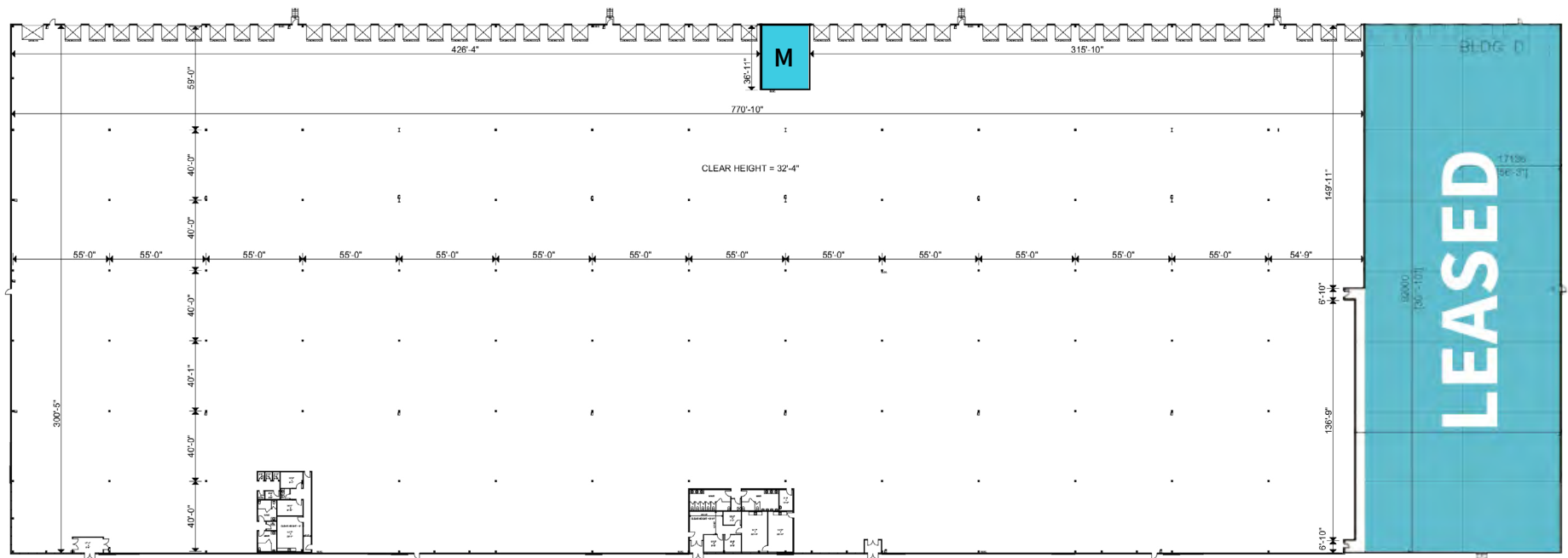


BUILDING DETAILS

Zoning	DC-131 (Rocky View County)	Marshalling Bay	60'	Vehicle Parking (Remaining)	171
Available	Immediately	Construction	EPDM (R20) Precast (R18)	Trailer Stalls	Up to 25 stalls
Total Available Space	Up to 233,405 s.f.	Loading	48 dock level doors 1 drive-in door (12' x 14') ramped	Options	Minimum of 33,200 s.f.
Typical Bay Size	16,600 s.f.	Levelers	40,000 lbs hydraulic	Available	Immediately
Ceiling Height	32' clear	Sprinklers	ESFR	Op. Costs (2025)	\$4.28 p.s.f.
Building Depth	300'	Power	1,600 amps @ 600 volts	Lease Rate	Market

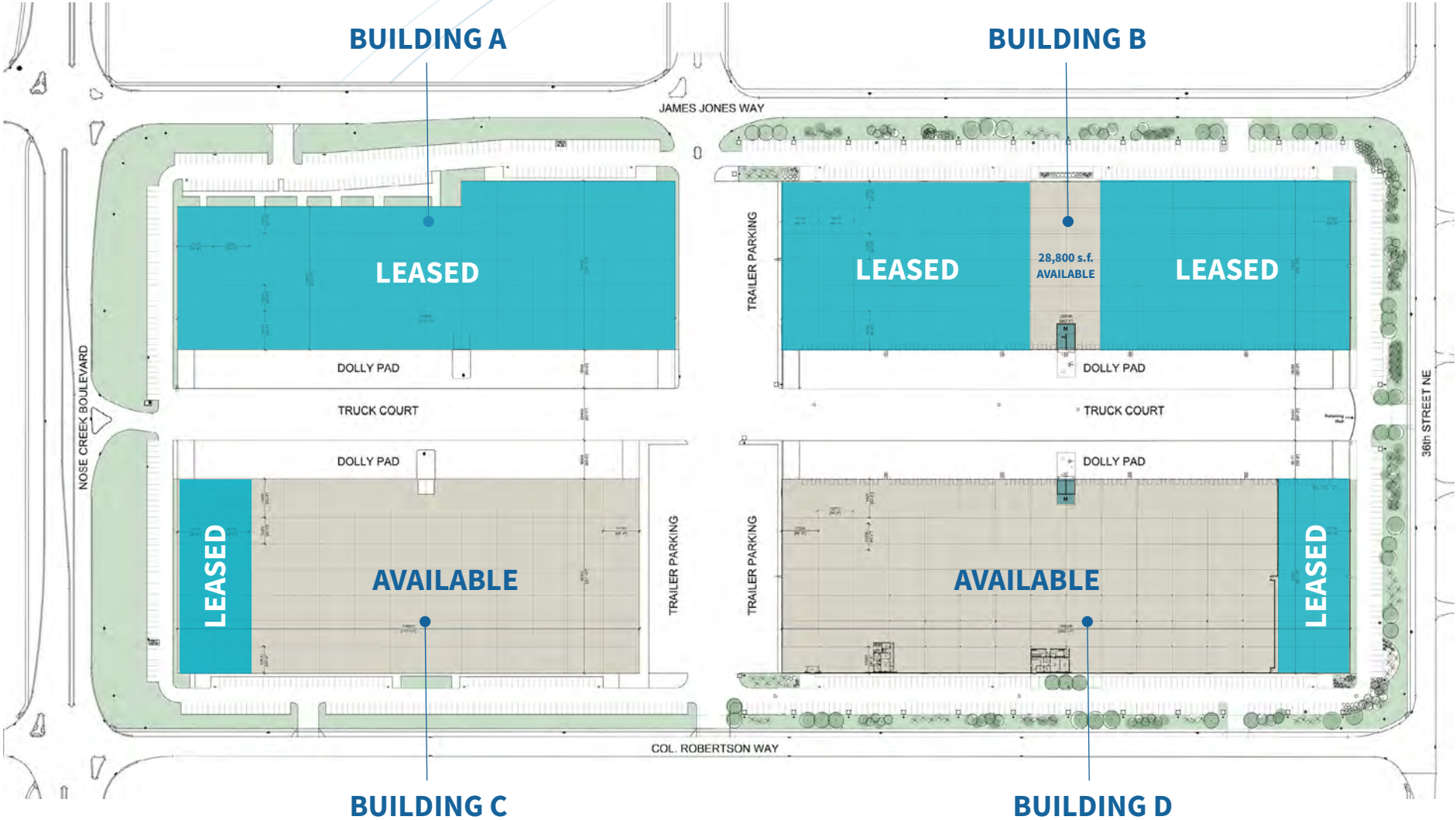


BUILDING PLAN

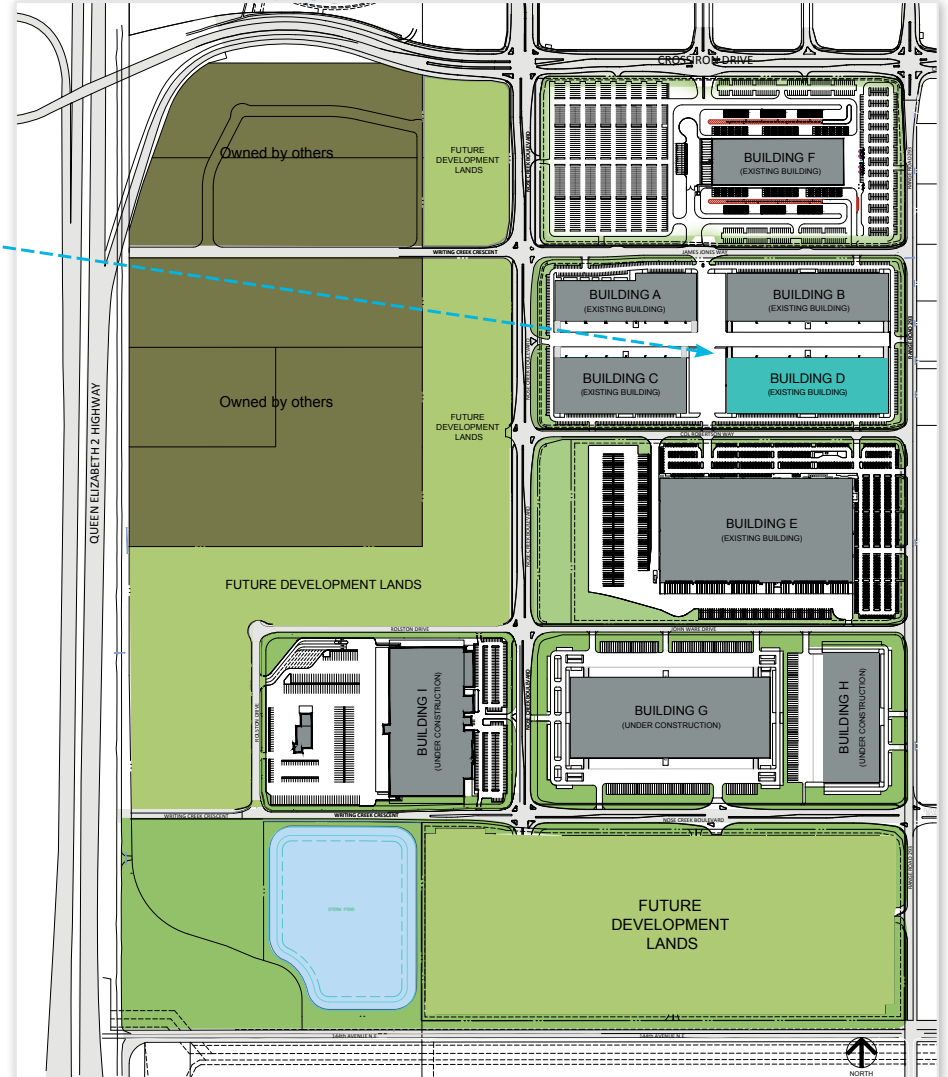
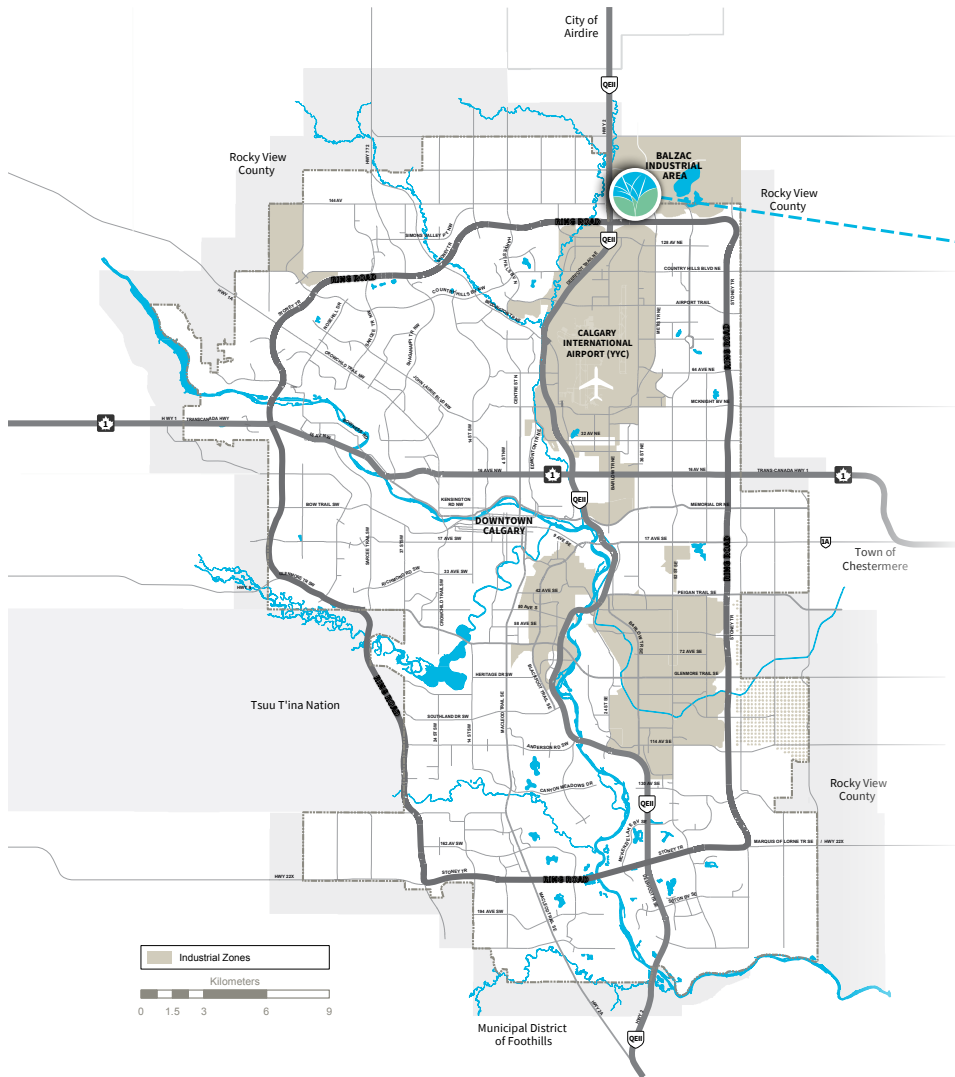


*Existing office of $\pm 2,200$ s.f. in centre of building can be modified, renovated or removed. Small office pod on west side planned for demolition.

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.



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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