

For Sublease

262029 Balzac Boulevard

Balzac, Alberta



Highlights

- Rare freestanding 15,000 s.f. building on $\pm$ 7 acres
- Secure and well compacted yard area
- Equipped with heavy power capacity
- Immediate access to Queen Elizabeth II Highway, Highway 566, Stoney Trail, and Calgary International Airport



Property Details

District	Rocky View County (Balzac)	Loading	- 1 (22' w x 16' h) Drive-in door - 2 (16' w x 14' h) Drive-in doors - 1 (8' w x 8' h) Drive-in door
Zoning	DC-72	Power	East Warehouse: 800 Amps @ 600 Volts West Warehouse: 400 Amps @600 Volts
Building Size	± 15,000 s.f.	Features	Equipped with Make Up Air (CFM: TBV) Heated by radiant and unit heaters
Bonus Space	• Office trailer • Secure storage tent with power (± 1,590 s.f.) • Additional structures and tents	Sublease Term	June 30, 2029
Site Area	± 7 acres	Sublease Rate	Market
Clear Height	15' to 21'	Op. Costs	\$3.25 p.s.f. (2025 est.)
		Availability	Immediate

Photos



Site Map



Drive Times

	Queen Elizabeth II Hwy	1 min. 300 m		Glenmore Trail	18 mins. 27.9 km
	Stoney Trail (Ring Road)	3 mins. 4.3 km		Calgary Int. Airport	10 mins. 12.3 km
	Trans-Canada Hwy	13 mins. 18 km		Downtown Calgary	17 mins. 23.3 km

Contact us for more information

SEE A BRIGHTER WAY

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