ROCKYVIEW BUSINESS PARK

BUILDING B | 292136 CrossIron Drive, Balzac, Alberta









PROPERTY PHOTOS







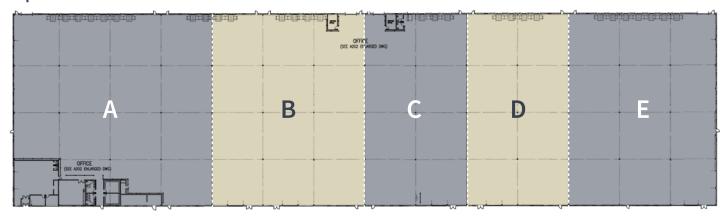
PROPERTY DETAILS

Zoning	DC109 (Cell B)	
Building Size	22,550 s.f. up to 154,775 s.f.	
Available	Immediately	
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'

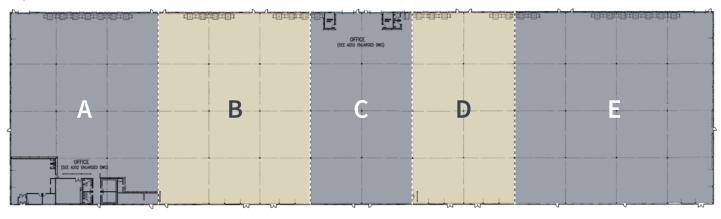
POTENTIAL DEMISING OPTIONS

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

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