

# FIVE 66

292176

**ONLY 1 UNIT REMAINING  
12,727 SF AVAILABLE**



Developed by

**Beedie/**

Marketed by

**JLL**

**292188 & 292176 WAGON WHEEL BLVD.  
BALZAC, ALBERTA**





OPPORTUNITY

FIVE66 presents the opportunity to purchase class “A” industrial condos in the Balzac region, greater Calgary’s fastest growing industrial area. Offering one remaining bay with 12,727 SF available, this state-of-the-art unit is equipped with industry-leading Beedie specifications including 28’ clear ceiling heights, ESFR sprinklers, column free design with dock and drive-in loading, and more. Purchasers will enjoy best-in-class construction, immediate access to major transportation routes, quick access to an abundance of surrounding amenities while benefiting from lower property tax and zero business tax in Rocky View County.

Take this opportunity to join companies such as Amazon, Lowes, Walmart, Sobeys, Home Depot and Sysco who have positioned their operations to benefit from the Balzac advantage.

 **OCCUPANCY DATE**  
Move-in Ready

 **ZONING**  
DC-99, Cell A

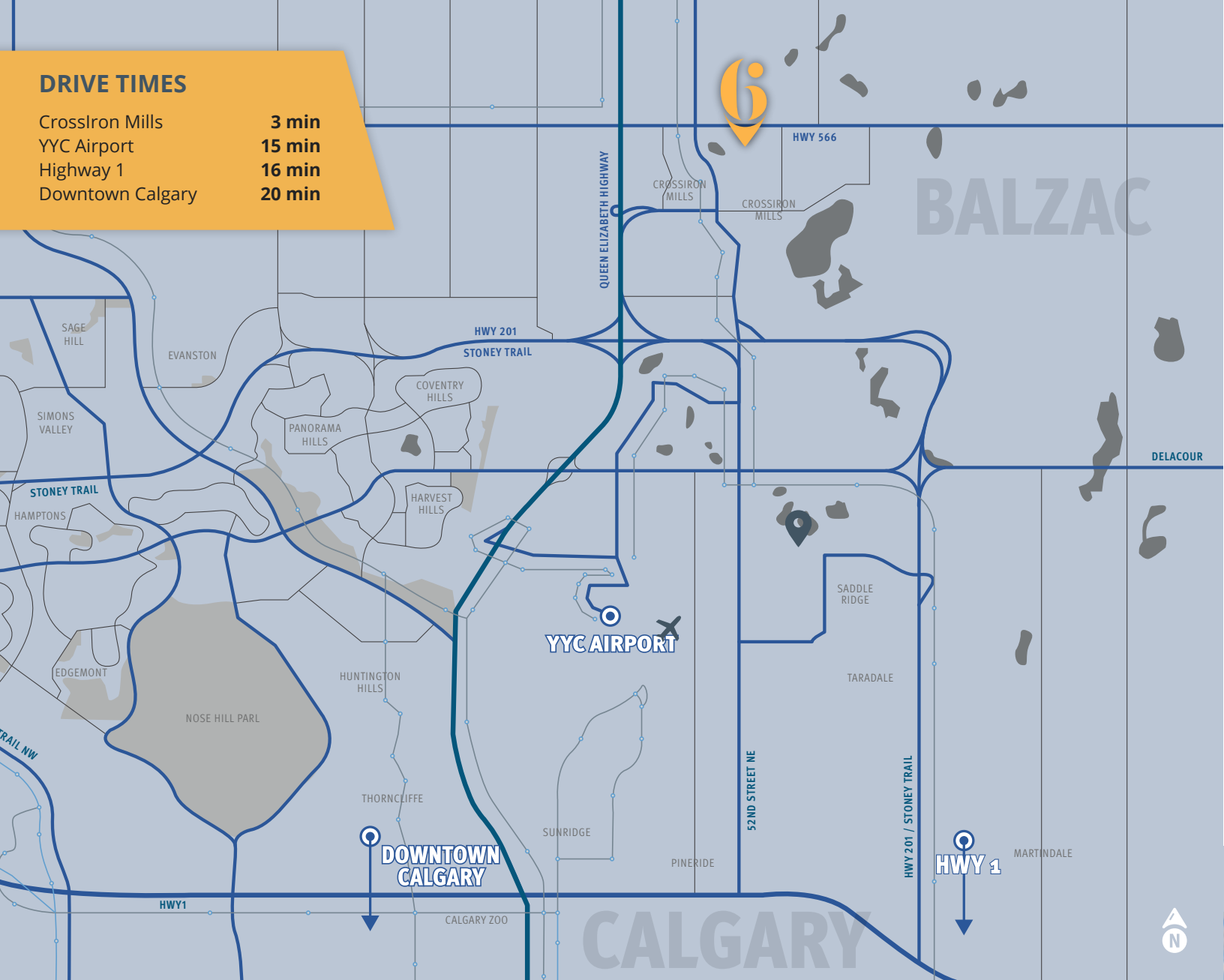
*As one of Canada's largest industrial developers, Beedie implements the highest construction and design standards in the industry, delivering buildings that stand the test of time.*

ABOUT THE DEVELOPER



DRIVE TIMES

CrossIron Mills	3 min
YYC Airport	15 min
Highway 1	16 min
Downtown Calgary	20 min



"Balzac's First Distribution  
Condominium Project"

AMENITIES

Located just minutes from Calgary's city limits and 10 minutes from the Calgary International Airport, FIVE66 is located in the heart of Balzac with immediate access to Highway 566, McLellan Trail and QEII (Deerfoot). Your employees will appreciate the close proximity to CrossIron Mills Shopping Centre (Alberta's largest outlet mall with over 200 stores) with quick access to restaurants, quick serve food and gas stations.

MARKET UPDATE

The Calgary industrial market currently has a vacancy rate of 3.5%, and remains resilient as it has experienced yet another consecutive quarter of positive absorption, while other major Canadian markets experienced negative absorption in Q2 2024. Due to high demand in the market, construction continues to be strong, bringing on an estimated 2.4M SF of new construction product year to date in 2024. With the lowest gross rents of any major market in Canada and the ability to accommodate users of all sizes, the GCA has become of the premier destination as Western Canada's distribution hub. Strategically located to offer single day trucking to all major western Canadian markets, Calgary has become a true force in the distribution business.



LOCATION

Driven by Rocky View County's lower property taxes, zero business tax, and overall favourable general costs per square foot, Balzac continues to be the fastest-growing submarket in the Greater Calgary Area (GCA) and more notably, across Canada in 2024. This trend is projected to continue as the Balzac advantage remains favorable to occupiers and investors compared to other submarkets. With 45% of all new construction forecasted in the GCA slated to be in Balzac, the city is well-positioned to meet the area's high demand, ensuring both developers and occupants will see national cost benefits in the region. Among all current active developments, FIVE66 is the only industrial project offering the opportunity to purchase condos, allowing buyers to benefit from and participate in Balzac's positive market growth.



STATISTICS

- Inventory Pipeline**  
Currently there is 9.1M SF of inventory under construction in the GCA, of which roughly 4.1M SF is in the Balzac region. Overall net absorption has continued to outpace deliveries for three straight years now.
- Industrial Vacancy**  
The GCA vacancy rate remains tight at an average rate of 3.5% in Q2 2024.

BUILDING FEATURES

- ◆ **CONSTRUCTION**  
Concrete tilt-up insulated panels

◆ **CEILING HEIGHT**  
28' clear

◆ **LIGHTING**  
High efficiency LED fixtures

◆ **MEZZANINE**  
Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity
- ◆ **POWER**  
200 amps at 347/600 volts per bay

◆ **HEATERS**  
Gas-fired unit heaters

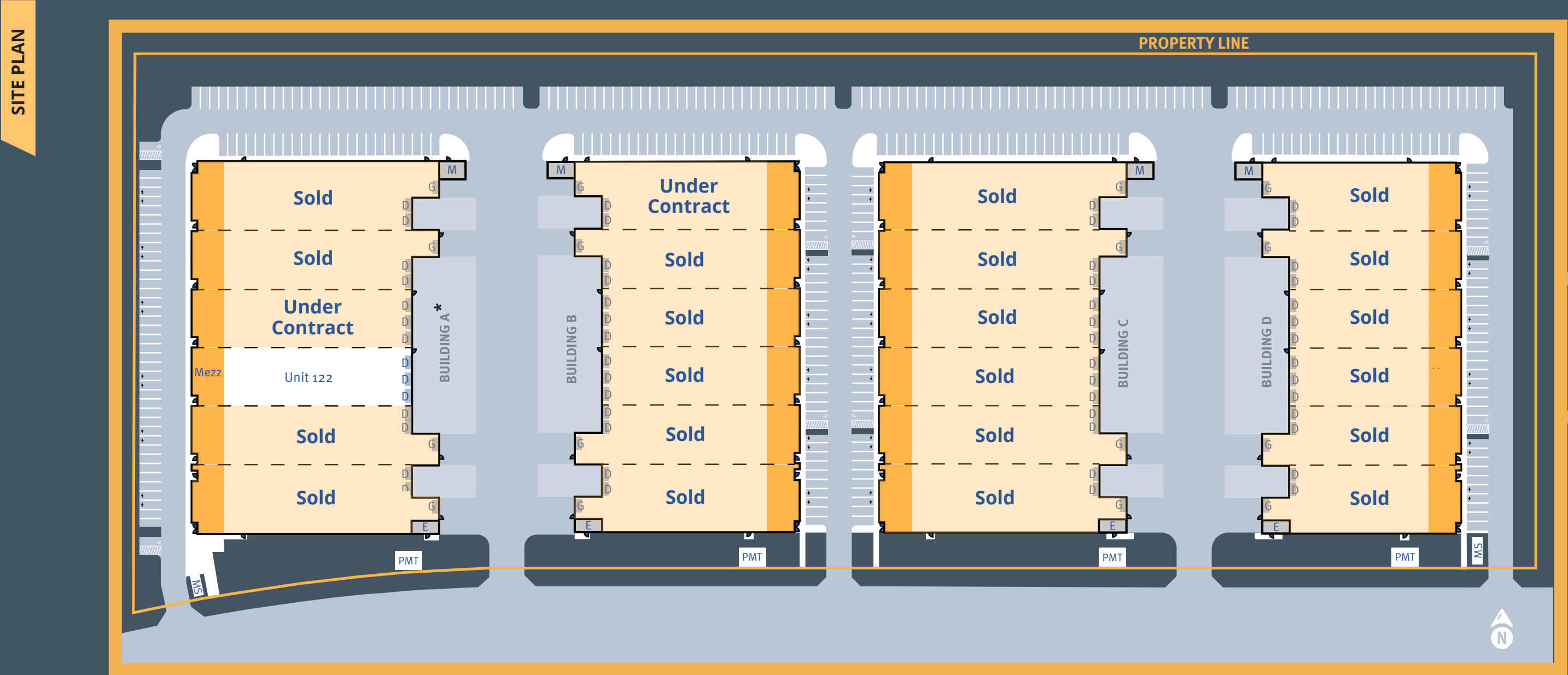
◆ **FLOOR LOAD**  
500 lbs/SF live load warehouse floor load capacity

◆ **INTERIOR WAREHOUSE**  
A minimum of two 6'x6' skylights per bay with interior walls painted white for greater illumination
- ◆ **LOADING**  
Various loading configurations available

◆ **RECIRCULATION FANS**  
Ceiling fans located near loading doors

◆ **SPRINKLERS**  
ESFR sprinkler system

◆ **SERVICE PLUS**  
12-month warranty on all material and workmanship defects from the date of substantial completion



■ = SOLD / UNDER CONTRACT

UNIT BREAKDOWN

= SOLD / UNDER CONTRACT

BLDG A	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
119	Sold					
120	Sold					
121	Under Contract					
122	11,063	1,664	12,727	\$240	3 D	15 Stalls
123	Sold					
124	Sold					
TOTAL	11,063	1,664	12,727	-	3 D	15 Stalls

BLDG C	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
107	Sold					
108	Sold					
109	Sold					
110	Sold					
111	Sold					
112	Sold					
TOTAL						

BLDG B	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
113	Sold					
114	Sold					
115	Sold					
116	Sold					
117	Sold					
118	Under Contract					
TOTAL						

BLDG D	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
101	Sold					
102	Sold					
103	Sold					
104	Sold					
105	Sold					
106	Sold					
TOTAL						



OWN VS. LEASE

UNIT C108  
292188 & 292176 WAGON WHEEL BLVD.

	OWN	LEASE
TOTAL SF	13,424	13,424
PURCHASE PRICE <sup>1</sup> / LEASE RATE PSF <sup>3</sup>	\$3,235,184	\$13.50
PAYMENTS OVER 5 YEARS	\$903,168 <sup>2</sup>	\$962,143 <sup>3</sup>
PRINCIPAL PAYDOWN	\$297,443	\$0
POTENTIAL APPRECIATION <sup>4</sup>	\$406,044	\$0
EQUITY BUILT	\$703,487	\$0

<sup>1</sup> Based on pricing of \$241 PSF (includes a \$21 PSF TI).

<sup>2</sup> Mortgage payments over 5 years based on a 20% down payment and a 5-year term at 5% interest\* with a 25 year amortization.

<sup>3</sup> Lease payments over 5 years based on an estimated \$13.50 PSF net rate escalating at 3% per annum.

<sup>4</sup> Appreciation 3% annually.

BENEFITS OF OWNERSHIP




**SECURITY**

Grow your business with confidence knowing you are in control of your real estate strategy.



**FLEXIBILITY**

Be your own landlord or take the opportunity to own industrial real estate in one of North America's top industrial markets.



**EQUITY**

Have greater control over your operating costs and build equity.

STOP PAYING RENT.  
START BUILDING EQUITY.

\*Interest rates shown are based on estimates and may differ from the rate upon purchase.

Own today, build equity for tomorrow, & secure the future of your business.

With flexible financing options that make ownership more accessible, preserve your capital, enjoy predictable payments, and invest in growth while building long-term value.

FOR MOR INFORMATION, PLEASE CONTACT

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Principal Mortgage Group





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