



PROMINENT BALZAC DEVELOPMENT

CROSS ROADS CORNER

292212 & 292230 WAGON WHEEL BLVD.

ROCKY VIEW COUNTY, AB



SIZING FROM

28,057 SF | BUILDING 2 FULLY LEASED

AVAILABLE

IMMEDIATELY

OVERVIEW

THE OPPORTUNITY

PROMINENT BALZAC DEVELOPMENT

Cross Roads Corner offers tenants the ability to lease brand new LEED Silver warehouse / office / retail space in a quasi-retail location, across from Costco.

With **immediate access off Hwy 2** via Hwy 566, the location has high traffic exposure and an easily identifiable location for customers and suppliers alike.

Balzac is the fastest growing industrial area in the Greater Calgary Area, representing 15.8 million sq ft or 9% of the total GCA industrial inventory, but registering 30% of the inventory built in the GCA in the past 3 years. Balzac is slated to receive **40% of new industrial construction in the GCA from 2023 through 2025**. Proving that developers and occupants alike see locational and cost benefit strengths in this area.



QEII HIGHWAY

3 min

STONEY TRAIL N

6 min

CALGARY AIRPORT

15 min

TRANS-CANADA HWY

17 min

DOWNTOWN CALGARY

20 min

LOCATION

BALZAC INDUSTRIAL AREA



OVERALL SITE PLAN

	BUILDING 1	BUILDING 2
ADDRESS	292230 Wagon Wheel Blvd.	292212 Wagon Wheel Blvd.
BUILDING SIZES	210,397 SF	132,382 SF
BUILDING DEPTH	257' 7"	250'
SITE SIZE	19.66 acres	
ZONING	DC -99 Cell A	
AVAILABILITY	Immediately	
CLEAR HEIGHT	32'	
POWER	2,000 amps @ 347/600 volts per building	
WAREHOUSE LIGHTING	LED with motion sensors	
MAKEUP AIR	HRV Units	
PARKING	504 Passenger Vehicle Stalls	
DEMISING OPTIONS	Multiple demising options available	

ADDITIONAL DETAILS

- ✓ LEED SILVER CERTIFIED
- ✓ WAREHOUSE HEATING: CAMBRIDGE DIRECT FIRED UNIT HEATERS
- ✓ SPRINKLERS: ESFR
- ✓ SLAB: 8" REINFORCED CONCRETE SLAB - 25 MPA
- ✓ STAGING BAY: 60' DEEP
- ✓ STANDARD GRID DIMENSIONS: 54' 5 1/2" X 40'
- ✓ 55' CONCRETE APRON
- ✓ 40,000 POUND LEVELERS

DWIGHT MCLELLAN TRAIL

HIGHWAY 566

WAGON WHEEL BLVD

SITE OUTLINE

BUILDING
1

LEASED

CONDITIONALLY
LEASED

LEASED

BUILDING
2

LEASED



BUILDING 1 DETAILS

AVAILABLE SF



28,057 SF

MANUAL DOCK DOORS



6 (9' X 10')

ELECTRIC DRIVE-IN DOORS



0 (12' X 14')

CLEAR HEIGHT



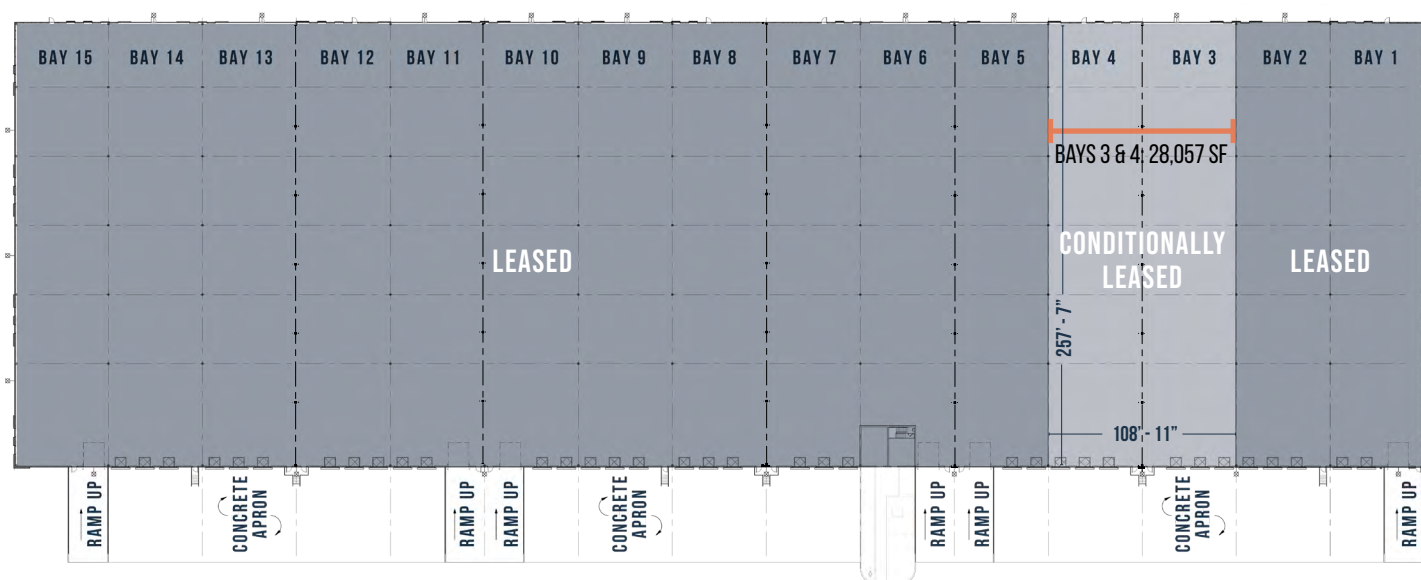
32'

AVAILABILITY DATE



IMMEDIATELY

BUILDING PLAN



BUILDING 2 DETAILS

AVAILABLE SF [13,240 SF BAYS]



FULLY LEASED

MANUAL DOCK DOORS



0 (9' X 10')

ELECTRIC DRIVE-IN DOORS



0 (12' X 14')

CLEAR HEIGHT



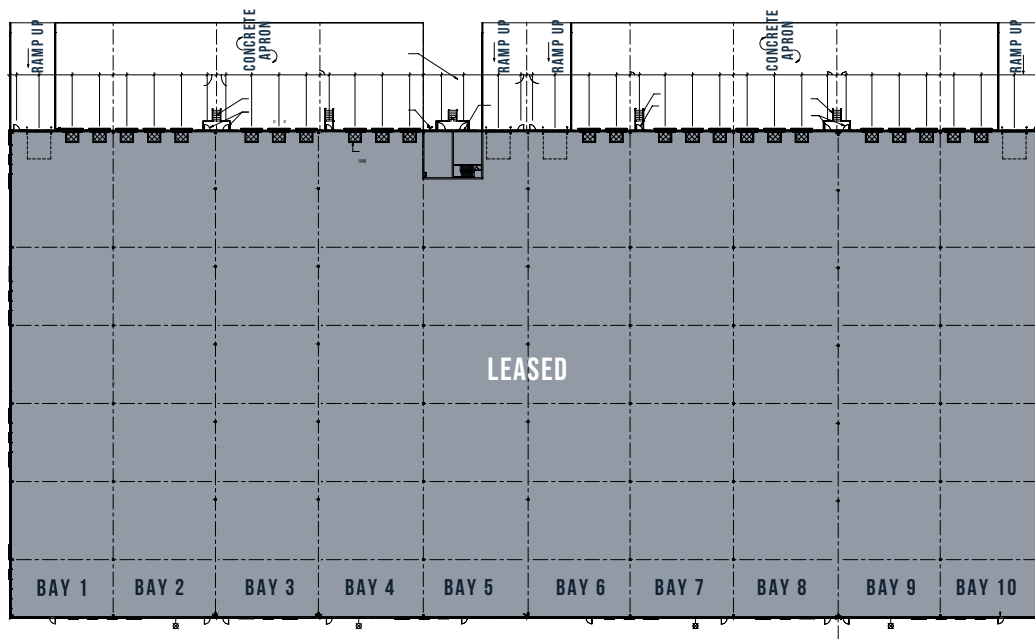
32'

AVAILABILITY DATE



FULLY LEASED

BUILDING PLAN





THE DEVELOPER

DREAM INDUSTRIAL REIT

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

dream.ca

CROSSROADSCORNER.CA

CONTACT

CHRIS SAUNDERS

Executive Vice President
+1 403 456 2218
chris.saunders@jll.com

AUSTIN SMITH

Vice President
+1 403 456 2197
austin.smith@jll.com



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