

ROCKYVIEW BUSINESS PARK

BUILDING 3, UNIT 18

292135 Crosspointe Drive, Balzac, Alberta



38,213 SF FOR LEASE

PROPERTY DETAILS



Zoning

DC109 (Cell B)

Sprinklers

ESFR

Unit Size

Office:	3,360 s.f.
Warehouse:	34,853 s.f.
Total:	38,213 s.f.

Typical Grid Column

44' x 55'

Features

- Trailer parking available
- High quality office space
- Ventilation in warehouse (1,700 CFM)

Ceiling Height

28' Clear

Lease Rate

Market

Loading

- 6 Dock Doors
- 1 Ramped Drive-In Door

Op. Costs

Estimated Op. Costs for Fiscal 2027 at \$3.95 p.s.f.

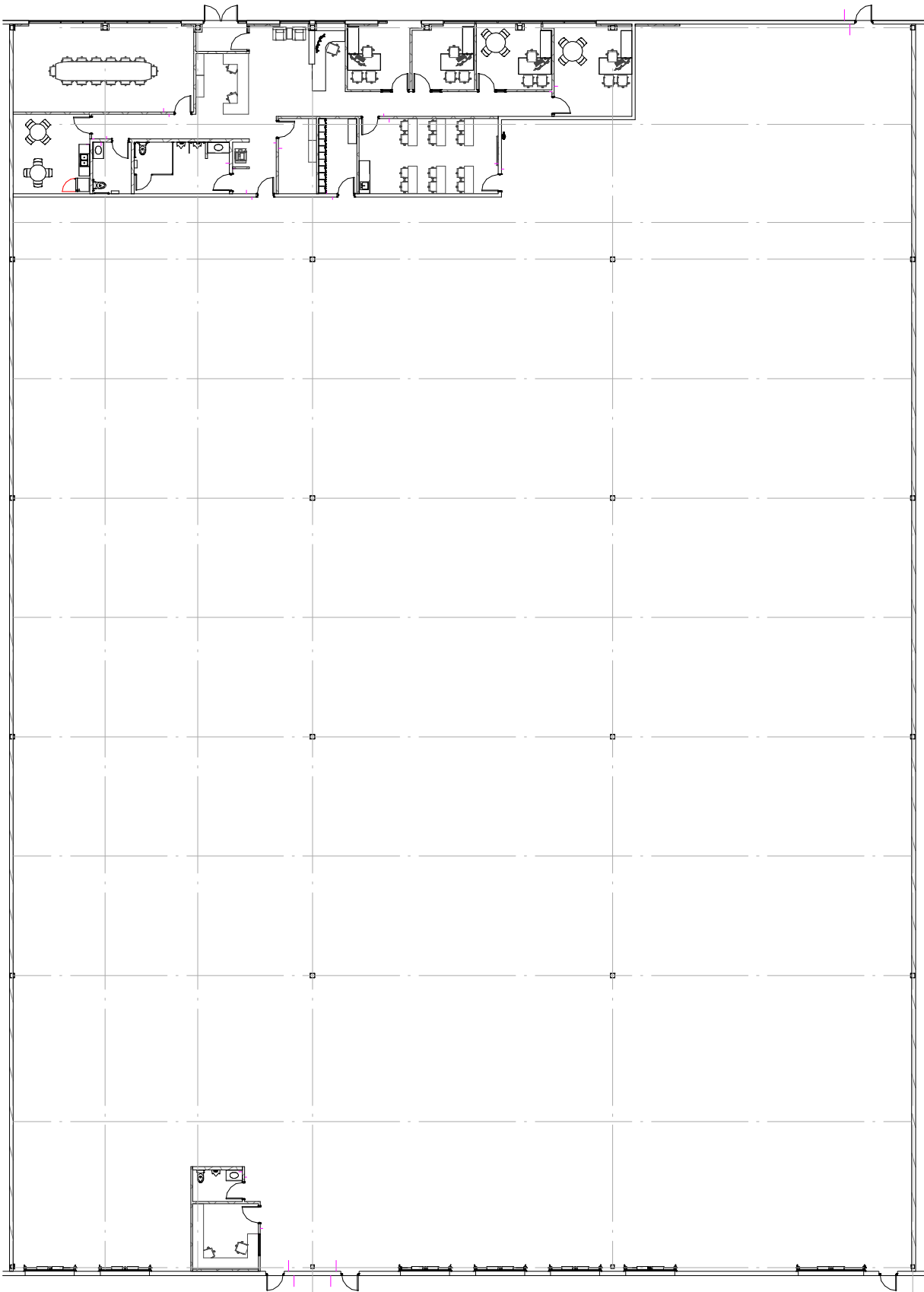
Power

400 amps @ 600 volts

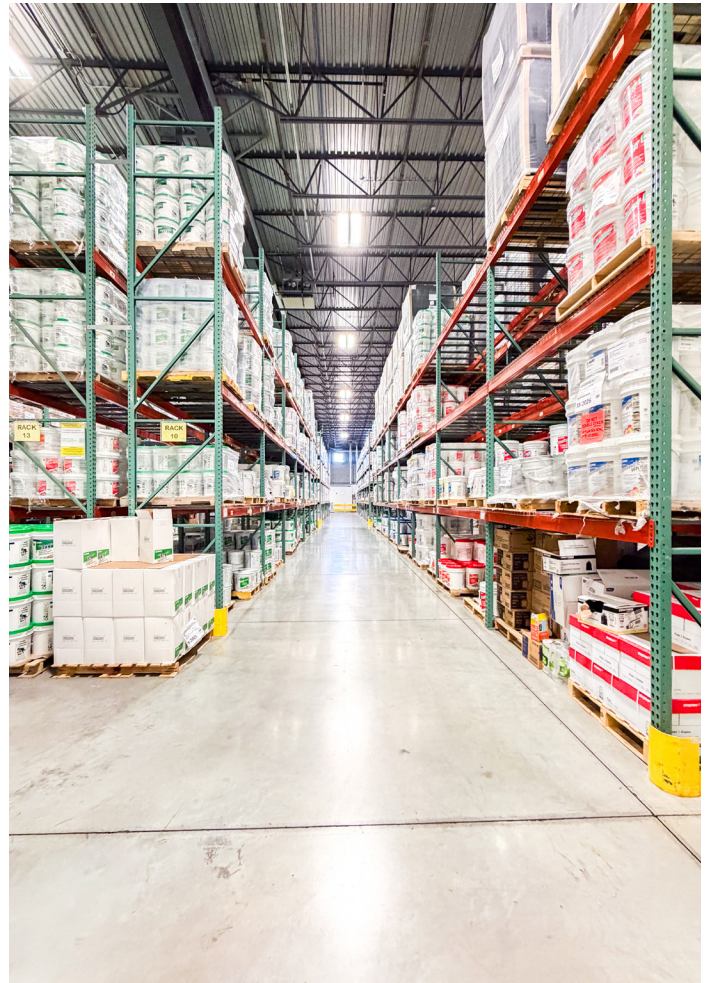
Available

July 1, 2027

FLOOR PLAN



INTERIOR PHOTOS



LOCATION OVERVIEW



Contact us for more information

Carey Koroluk

Lead Broker
Vice President
+1 403 456 2346
carey.koroluk@jll.com

Ryan Haney

Lead Broker
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Marshall Toner

EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com

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

Troy Robinson

Associate
+1 403 670 7353
troy.robinson@jll.com

