



NOSE CREEK
BUSINESS PARK

BUILDING B

293029 James Jones Way

BUILDING C

260184 Nose Creek Boulevard

BUILDING H

260085 Range Road 293



OPTIONS FROM
28,800 SF TO 182,600 SF

ROCKY VIEW, ALBERTA

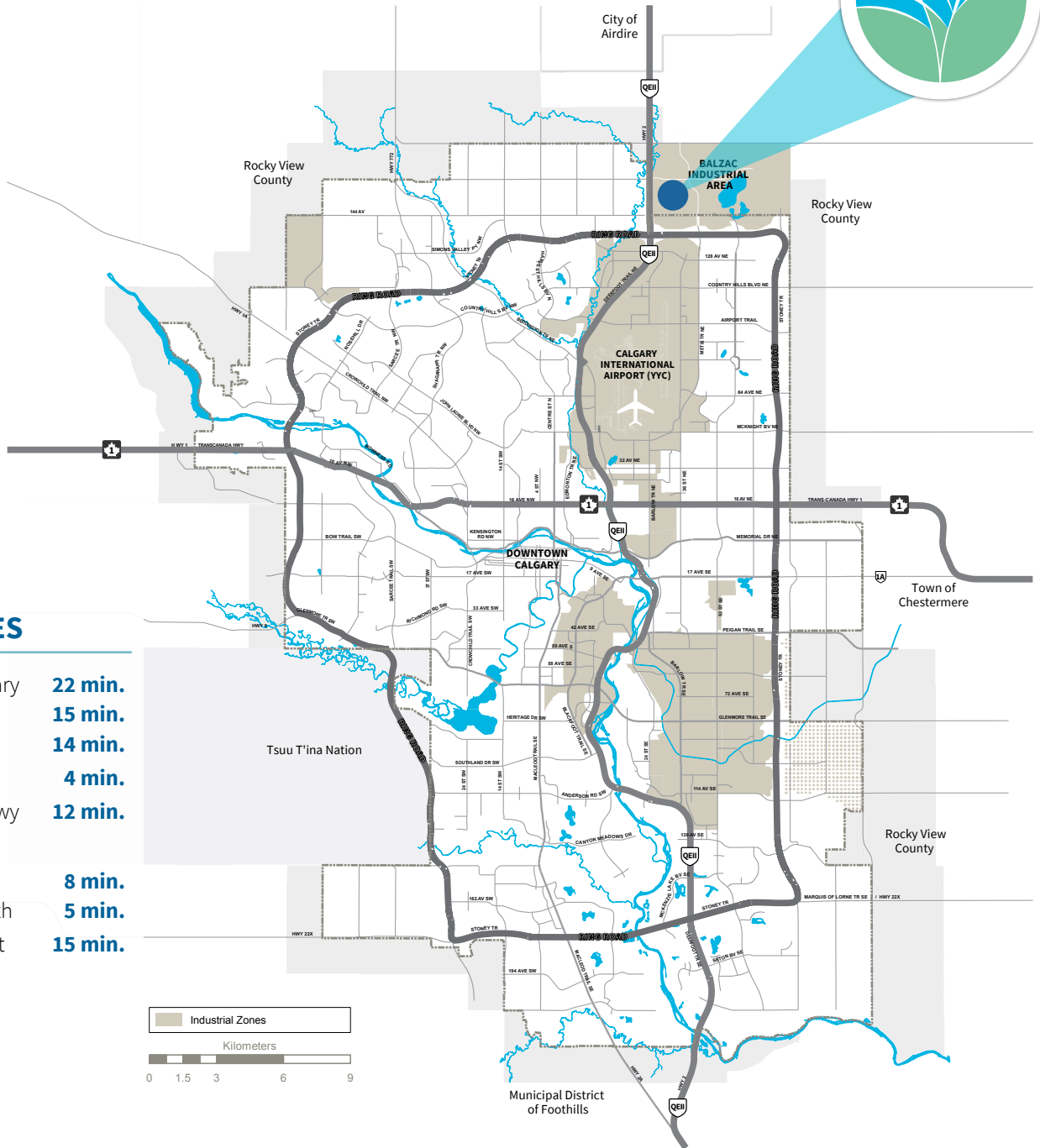


NOSE CREEK BUSINESS PARK



DRIVE TIMES

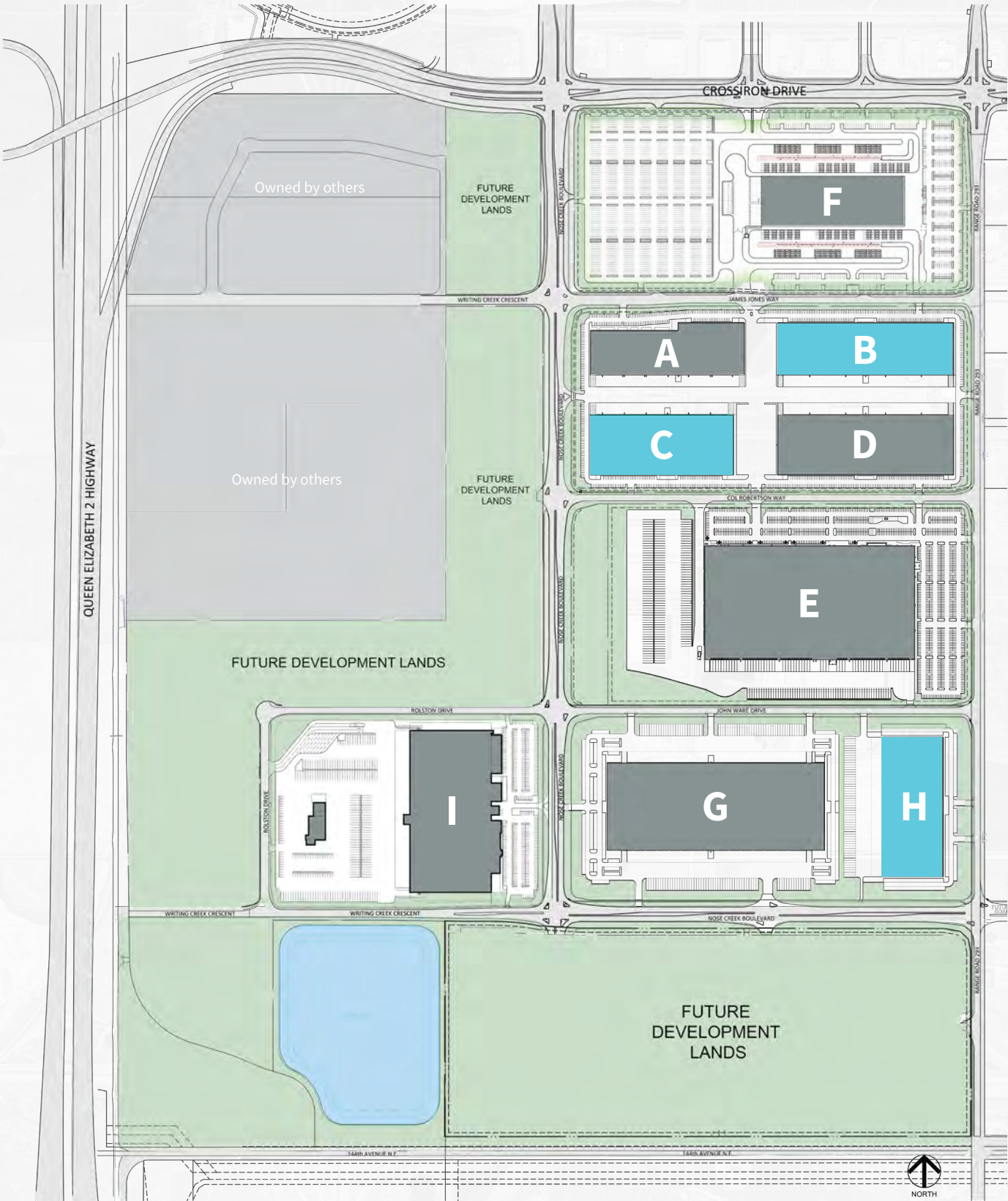
Downtown Calgary	22 min.
Calgary Airport	15 min.
City of Airdrie	14 min.
Deerfoot Trail	4 min.
Trans-Canada Hwy	12 min.
Ring Road:	
Stoney Trail East	8 min.
Stoney Trail North	5 min.
Stoney Trail West	15 min.



Nose Creek Business Park is a 5.5 million square foot master-planned, mixed-use commercial development, situated on 324 acres along the Queen Elizabeth II Highway, just north of the Stoney Trail Ring Road and immediately south of the Crossiron Mills Shopping Centre.

Given its exceptional location, Nose Creek Business Park provides a unique solution for all industrial users looking for fast, convenient access to the adjacent highways, the City of Calgary, and the YYC Calgary International Airport. Tenants will quickly realize the advantages of this location, the lower realty taxes, and the business-friendly character of Rocky View County.

WELCOME TO NOSE CREEK BUSINESS PARK



FULLY LEASED

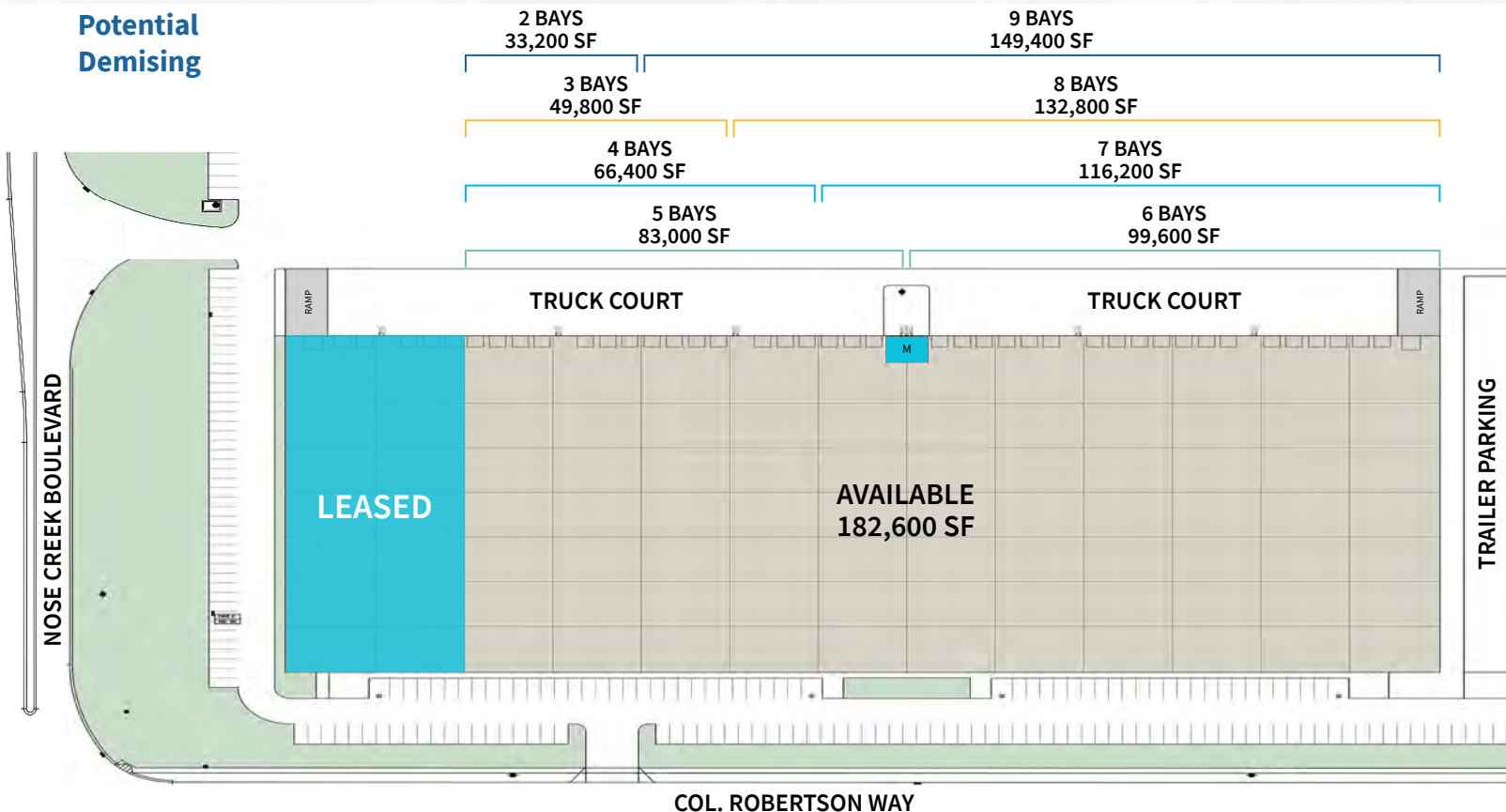


OPTIONS AVAILABLE

BUILDING C | 260184 Nose Creek Boulevard

Zoning	DC-131 (Rocky View County)	Loading	36 dock level doors 1 over-sized drive-in door
Available	Immediately	Levelers	40,000 lbs
Total Available Space	33,200 s.f. to 182,600 s.f.	Sprinklers	ESFR
Typical Bay Size	16,600 s.f.	Power	1,600 amps @ 347/600 volts (additional 2,000 amps available)
Ceiling Height	32'	Vehicle Parking (Remaining)	120 stalls
Building Depth	302'	Trailer Parking (Remaining)	20 stalls
Marshalling Bay	60'	Op. Costs (2026)	\$3.89 p.s.f. *Op. Costs include water and sewer
Construction	EPDM (R20), Precast (R18)	Lease Rate	Market

Potential Demising



BUILDING H | 260085 Range Road 293

Zoning	DC-131 (Rocky View County)	Loading	11 dock level doors
Available	Immediately	Levelers	40,000 lbs
Total Available Space	49,170 s.f.	Sprinklers	ESFR
Typical Bay Size	16,390 s.f.	Power	800 amps @ 347/600 volts
Ceiling Height	36'	Vehicle Parking (Remaining)	40 stalls
Building Depth	298'	Trailer Parking (Remaining)	14 stalls
Marshalling Bay	60'	Op. Costs (2026)	\$3.79 p.s.f. *Op. Costs include water and sewer
Construction	EPDM (R20) Precast (R18)	Lease Rate	Market



SITE PHOTOS

BUILDING B - LOADING



BUILDING B - WAREHOUSE



BUILDING C - EXTERIOR



BUILDING H - EXTERIOR



BUILDING H - WAREHOUSE





NOSE CREEK
BUSINESS PARK



BUILDING H - LOADING

THE DEVELOPER

QUADREAL PROPERTY GROUP operates as a global real estate investment firm managing over \$94 billion in assets, with a specialized focus on high-performing industrial properties. The company's industrial portfolio centers on strategic logistics infrastructure, including distribution hubs, warehouse facilities, and last-mile delivery centers that serve the modern supply chain ecosystem.

In Canada, QuadReal maintains a substantial industrial presence with more than 5 million square feet of space leased in 2025, demonstrating strong market penetration in the domestic logistics sector. The firm has expanded its reach internationally through carefully structured partnerships across the United States and European markets, positioning itself as a significant player in the global industrial real estate landscape.

The company's strategic approach emphasizes logistics-critical properties that support e-commerce and distribution networks, reflecting the growing demand for efficient supply chain infrastructure in today's economy.

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