

# For Sublease

262029 Balzac Boulevard

Balzac, Alberta



## Highlights

- Rare freestanding 15,000 s.f. building on ± 7 acres
- Secure and well compacted yard area
- Equipped with heavy power capacity
- Immediate access to Queen Elizabeth II Highway, Highway 566, Stoney Trail, and Calgary International Airport



## Property Details

<b>District</b>	Rocky View County (Balzac)	<b>Loading</b>	- 1 (22' w x 16' h) Drive-in door - 2 (16' w x 14' h) Drive-in doors - 1 (8' w x 8' h) Drive-in door
<b>Zoning</b>	DC-72	<b>Power</b>	East Warehouse: 800 Amps @ 600 Volts West Warehouse: 400 Amps @600 Volts
<b>Building Size</b>	± 15,000 s.f.	<b>Features</b>	Make Up Air Heated by Radiant tubes and unit heaters
<b>Bonus Space</b>	<ul style="list-style-type: none"> <li>• Office trailer (+/- 750 s.f.)</li> <li>• Secure storage tent with power (± 1,590 s.f.)</li> <li>• Additional structures and tents</li> </ul>	<b>Sublease Term</b>	June 29, 2029
<b>Site Area</b>	± 7 acres	<b>Sublease Rate</b>	Market
<b>Clear Height</b>	15' to 21'	<b>Property Taxes</b>	\$3.13 p.s.f. (self managed)
		<b>Availability</b>	Immediate

# Photos



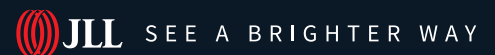
# Site Map



# Drive Times

	Queen Elizabeth II Hwy	<b>1 min.   300 m</b>		Glenmore Trail	<b>18 mins.   27.9 km</b>
	Stoney Trail (Ring Road)	<b>3 mins.   4.3 km</b>		Calgary Int. Airport	<b>10 mins.   12.3 km</b>
	Trans-Canada Hwy	<b>13 mins.   18 km</b>		Downtown Calgary	<b>17 mins.   23.3 km</b>

Contact us for more information



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