

FOR LEASE

290144 Township Road 261
Rocky View County, AB



FIERA
REAL ESTATE

Colliers

PROPERTY OVERVIEW

Approximately 198,747 square feet available for lease in Rocky View County. This multi-tenant site was built in 2016 and features 32' clear ceilings, ample on-site parking, and multiple access points.

Low property tax and no business tax means High Plains Industrial Park offers substantial savings. 2026 property taxes are estimated to be approximately $\pm 50\%$ lower when compared to the City of Calgary.

Highlights:

- Located in High Plains Industrial Park
- Class "A" industrial facility
- 60' marshalling area
- Fenced and secured yard loading compound
- Solar panels on roof
- Located only 5 minutes from Stoney Trail via Highway 261 and Dwight McLellan Trail, and 7 minutes to Highway 2 via Highway 566
- Situated 10 minutes to Calgary International Airport and 25 minutes to Downtown Calgary
- Excellent access to amenities at Cross Iron Mills Shopping Centre

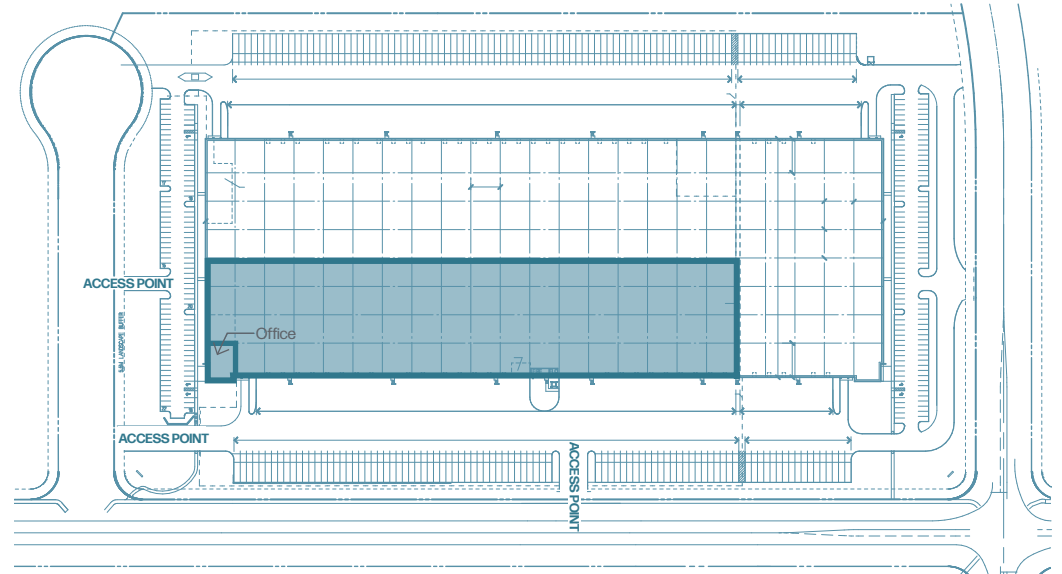


FLOOR PLAN

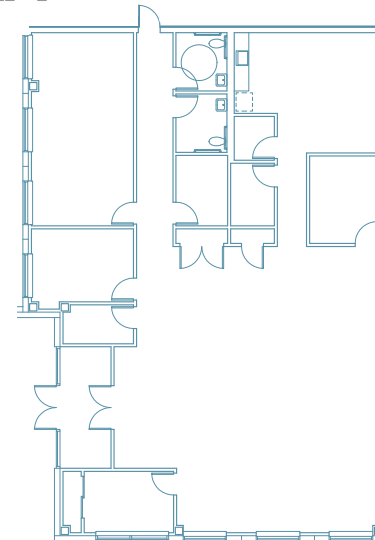
SPECIFICATIONS

District	Rocky View County
Zoning	I-IA, Industrial Activity
Year Built	2016
Available Area	±198,747 SF
Warehouse Area	±195,471 SF
Office Area	±3,276 SF
Loading	Up to 56 Dock Doors
	1 Drive-In Door
Fenced Yard	Yes
Ceiling Height	32' Clear
Power	TBV
Lighting	LED
Sprinklers	Yes
Column Grid	52' x 50'
Operating Costs	\$2.89 PSF (est. 2026)
Asking Lease Rate	Market
Available	Q3 2026

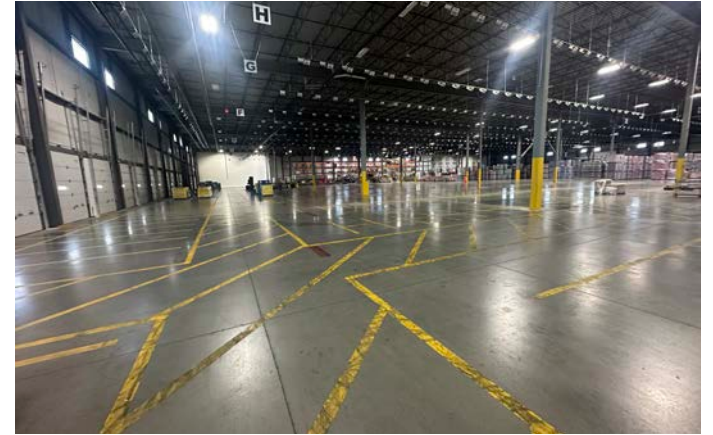
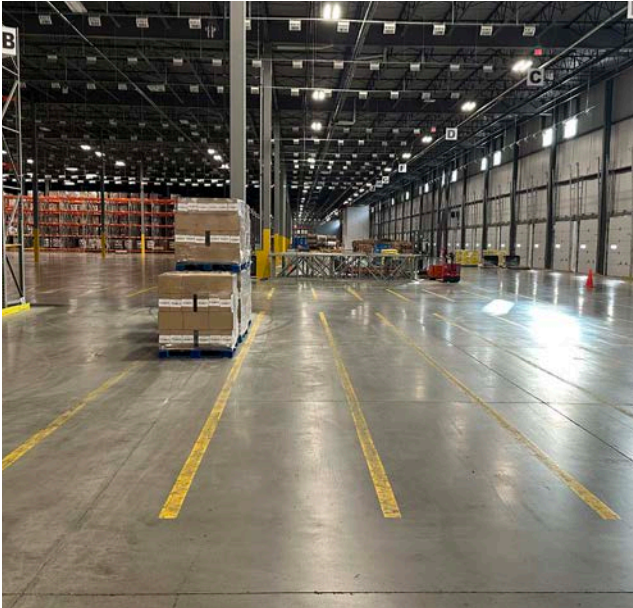
SITE PLAN



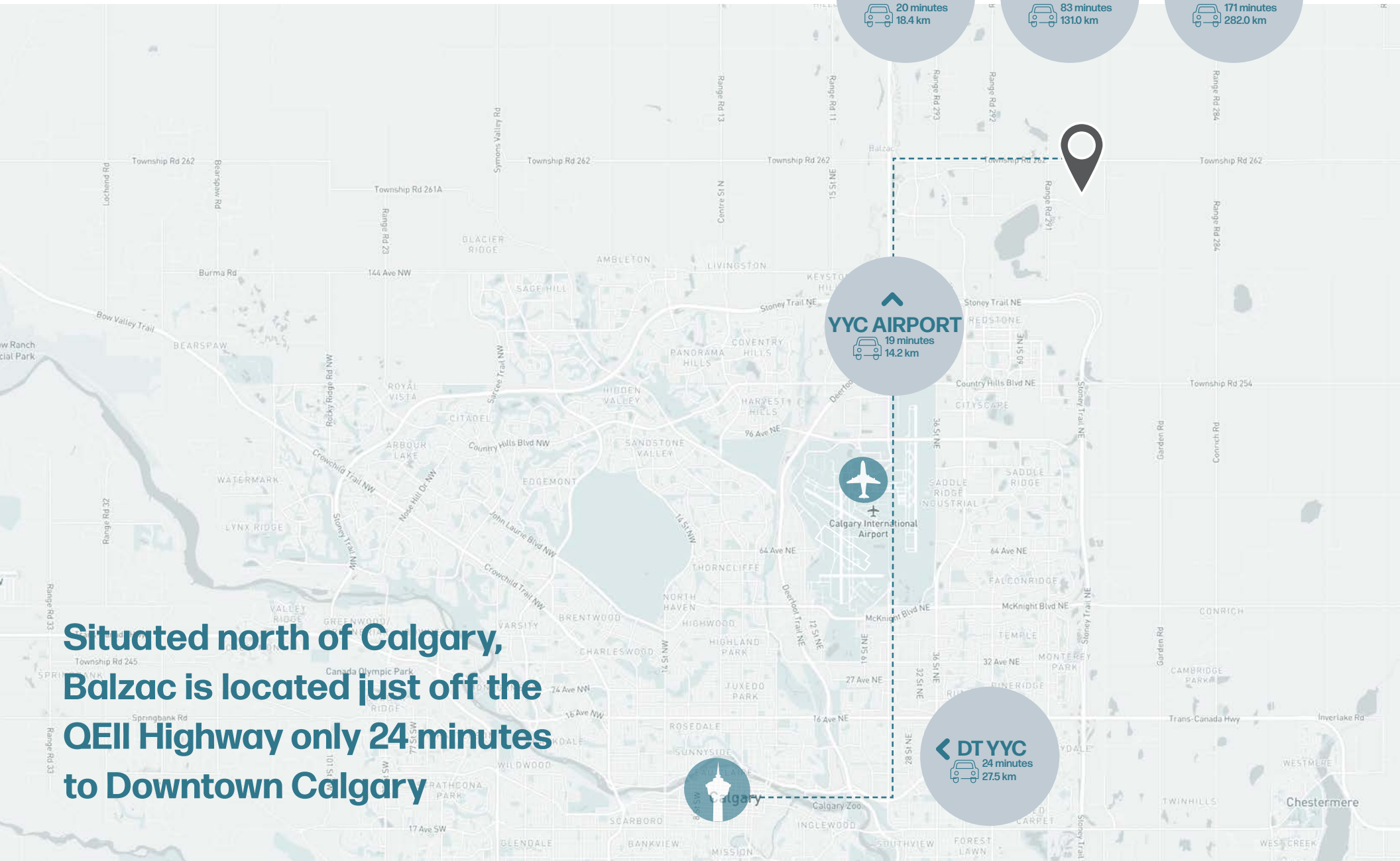
OFFICE AREA



PROPERTY PHOTOS



PROPERTY LOCATION



↑
AIRDRIE
20 minutes
18.4 km

↑
RED DEER
83 minutes
131.0 km

↑
EDMONTON
171 minutes
282.0 km

↑
YYC AIRPORT
19 minutes
14.2 km

←
DTYYC
24 minutes
27.5 km

**Situated north of Calgary,
Balzac is located just off the
QEII Highway only 24 minutes
to Downtown Calgary**



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