

FOR LEASE | CROSSIRON DISTRIBUTION CENTRE | CALGARY, AB

BUILDING 2 FULLY LEASED



CROSSIRON

DISTRIBUTION CENTRE

Premium development optimally located in the
Balzac industrial hub of Rocky View County.

Cross over to excellence.

dream 

CBRE





CROSSIRON

DISTRIBUTION CENTRE

Welcome to CrossIron Distribution Centre, a high exposure development strategically located along Cross Iron Drive in the active Balzac Industrial hub of Rocky View County, Alberta.

CrossIron is a two-building warehouse and distribution facility development on 49.15 acres. Each building features 40' clear ceiling heights, 60' marshalling bay, ample dock loading and abundant trailer parking. CrossIron is designed to accommodate flexible sizes from ±75,000 SF and offers varying building depths to cater to your needs.

Built for long-term institutional ownership, CrossIron is constructed with quality and sustainability in mind. CrossIron Distribution Centre is a LEED Certified facility with a solar panel-ready roof offering an opportunity for cost savings on utilities.

Experience the benefits of CrossIron Distribution Centre:

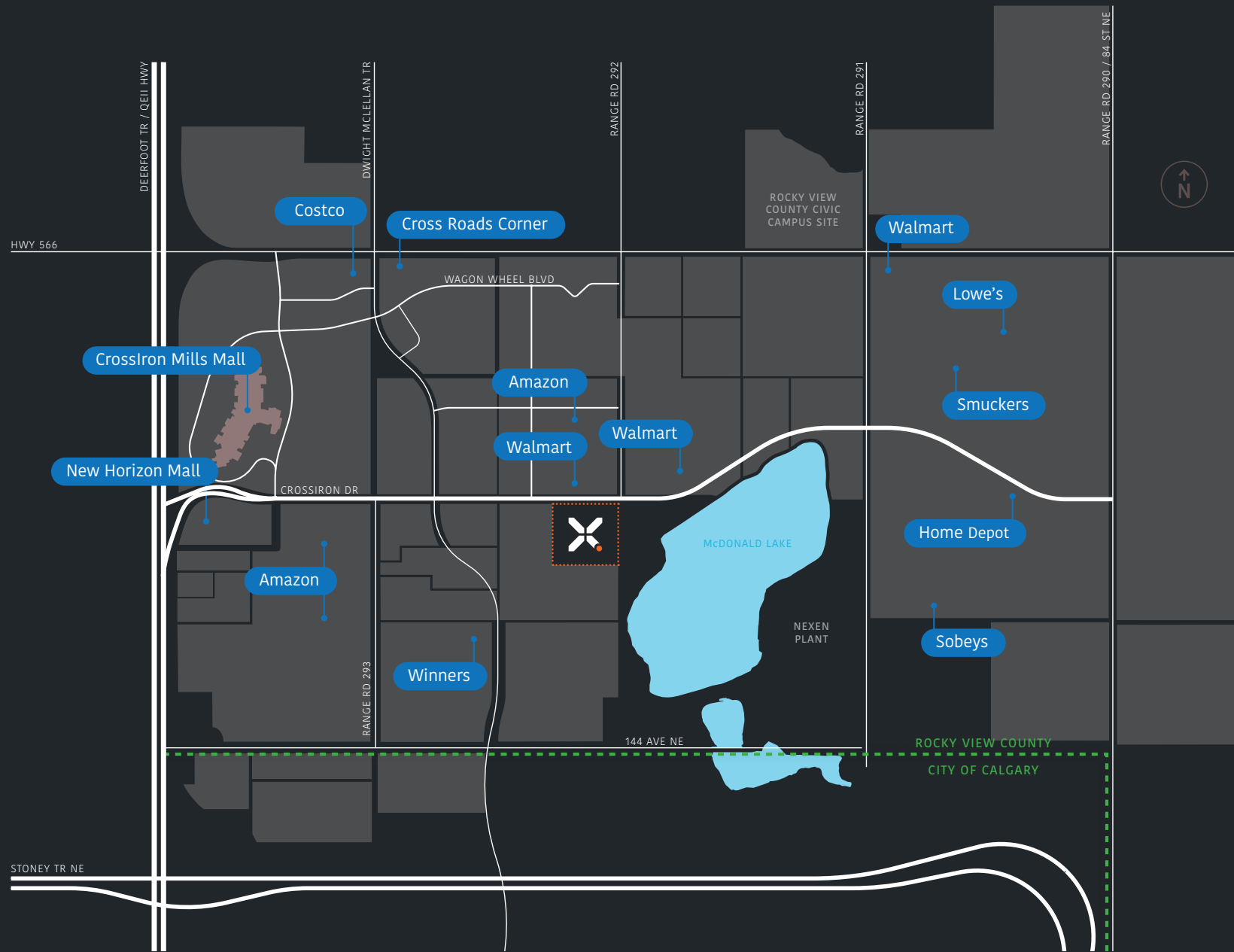
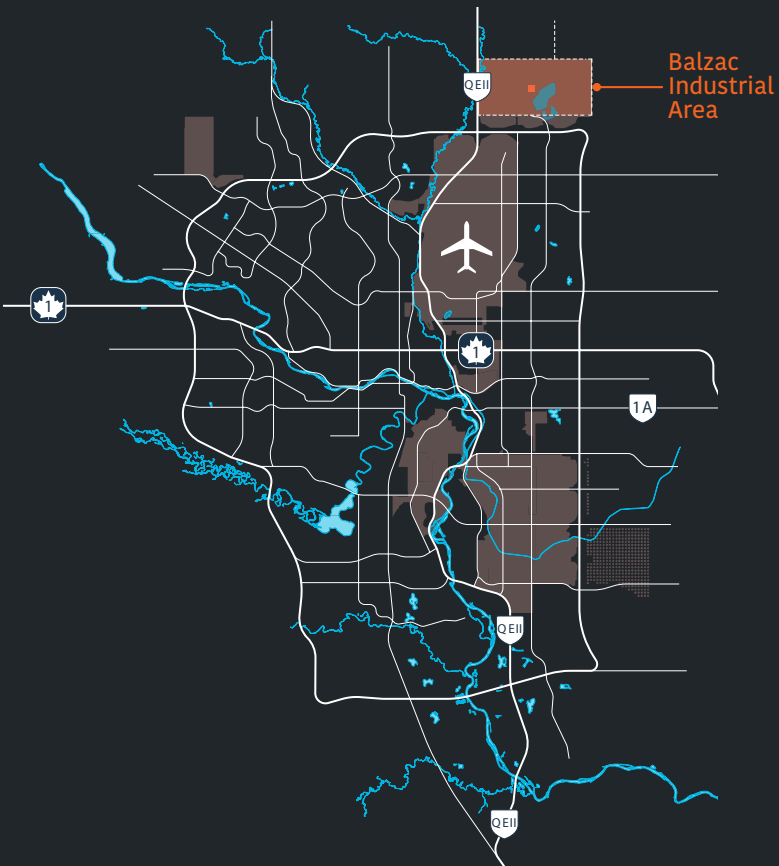
- Significant tax savings in Rocky View County
- High exposure along Cross Iron Drive
- Built for long term institutional ownership
- Flexible demising options
- LEED Gold v4, Building Design & Construction: Core and Shell Development
- Roof is solar panel ready
- 40' clear buildings
- 200 trailer parking stalls on site
- Available immediately



In the heart of Balzac's rapidly growing industrial network

CrossIron is in great company – strategically located in Balzac, the fastest growing industrial area in the Greater Calgary Area and home to numerous major corporations including Amazon, Wal-Mart, Lowe's, Sobeys and Home Depot.

CrossIron benefits from significant cost savings due to Balzac's business tax exemption and reduced property tax compared to Calgary. CrossIron has convenient access off Highway 2 via CrossIron Drive making this a most desirable location for employees, customers and suppliers.



QEII HIGHWAY	STONEY TRAIL NORTH	CALGARY INTL. AIRPORT	TRANS CANADA HIGHWAY	DOWNTOWN CALGARY
3 mins	5 mins	15 mins	20 mins	25 mins



High quality design optimized for premium users

SITE OVERVIEW:

Site size	49.15 acres
Zoning	DC99, Cell C
Availability	Immediately
Clear height	40'
Parking	546 vehicle stalls
Trailer parking	200 stalls
Demising options	Negotiable

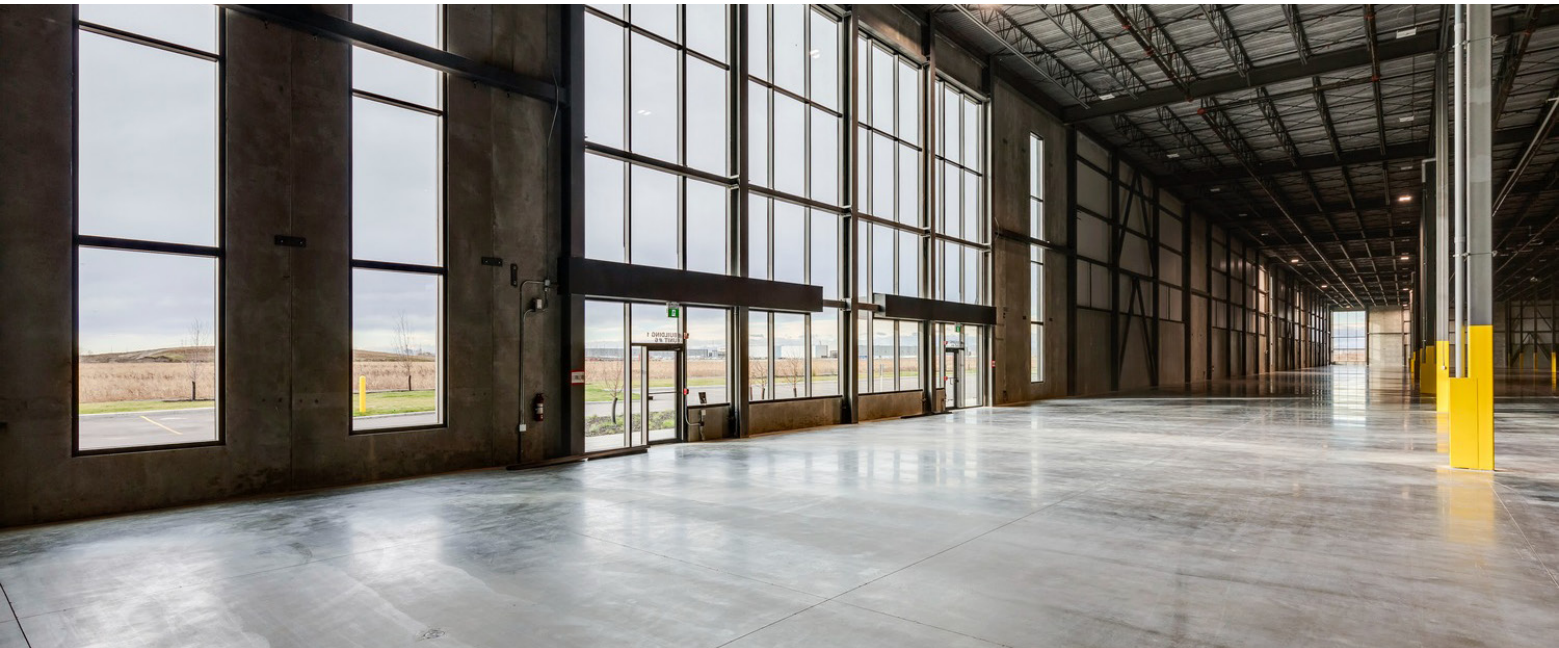
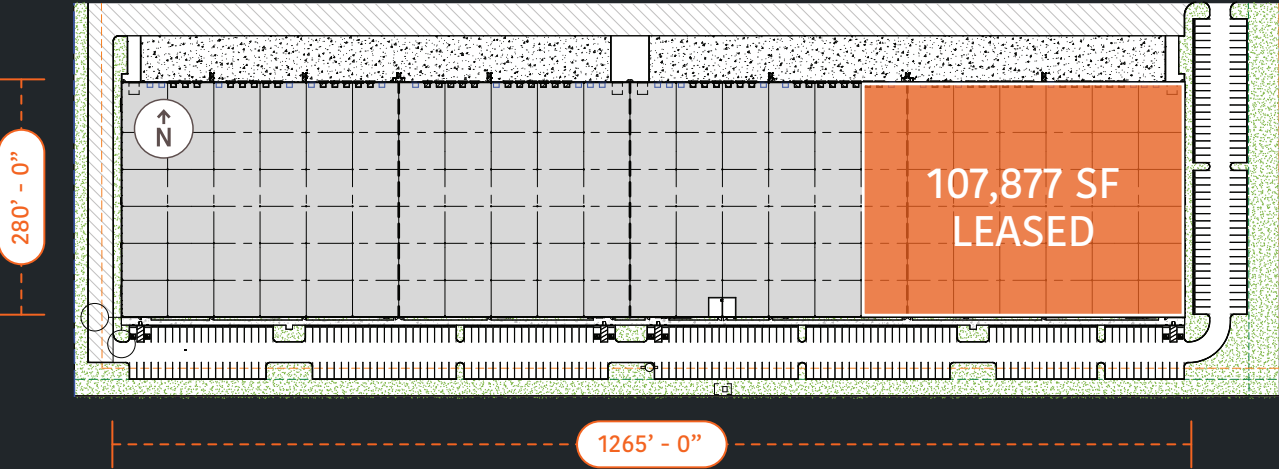
ADDITIONAL DETAILS:

- LEED Gold v4, Building Design and Construction: Core and Shell Development
- Roof is solar panel-ready
- High efficiency LED lighting
- Gas fired warehouse heating
- ESFR Sprinklers
- 8” reinforced concrete slab – 25 MPA
- 60’ deep marshalling bay
- Grid: 55’ x 44’ – B1, 53’ x 42’ – B2
- 55’ concrete apron
- 40,000 lb hydraulic levelers
- 2,000 amps 600 volt power – per building
- 2025 budgeted operating costs: \$2.96 PSF
- B1, 23 additional punch-out positions for future dock doors

Building 1, 260221 Range Road 292

CONSTRUCTION
TIME-LAPSE

BUILDING SIZE (SF)	CLEAR HEIGHT	ELECTRONIC DRIVE-IN DOORS	MANUAL DOCK DOORS	AVAILABILITY DATE
354,200	40'	4	52	Immediately
		*23 additional punch-outs available		



Building 2, 260233 Range Road 292

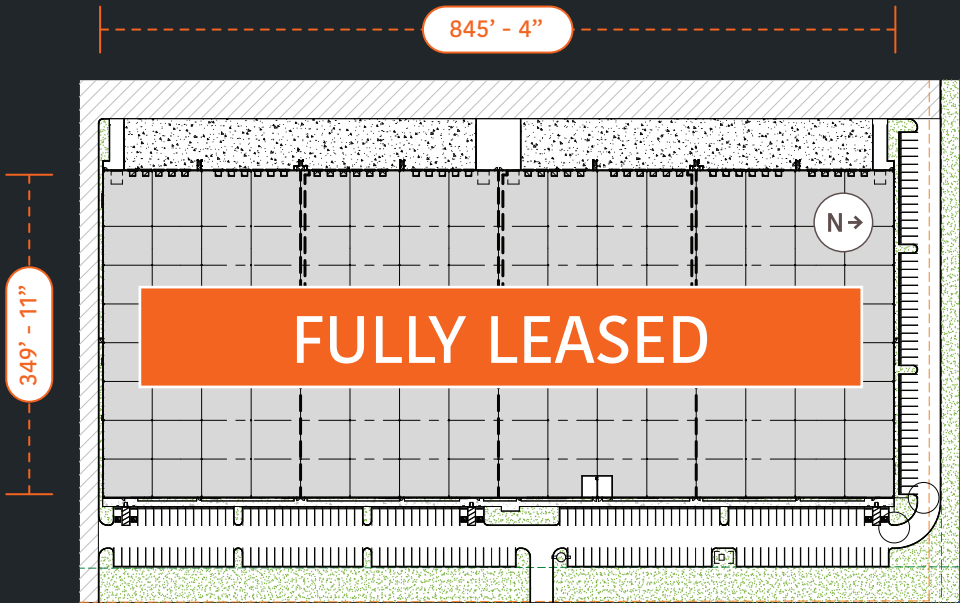
BUILDING
SIZE (SF)
295,796

CLEAR
HEIGHT
40'

ELECTRONIC
DRIVE-IN DOORS
4

MANUAL
DOCK DOORS
44

AVAILABILITY
DATE
Immediately



Trusted Partners

Dream Industrial REIT — a trusted developer with a diverse portfolio across multiple asset types, geography, and tenant base.

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.





Contact us to learn more about
CrossIron Distribution Centre.

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