



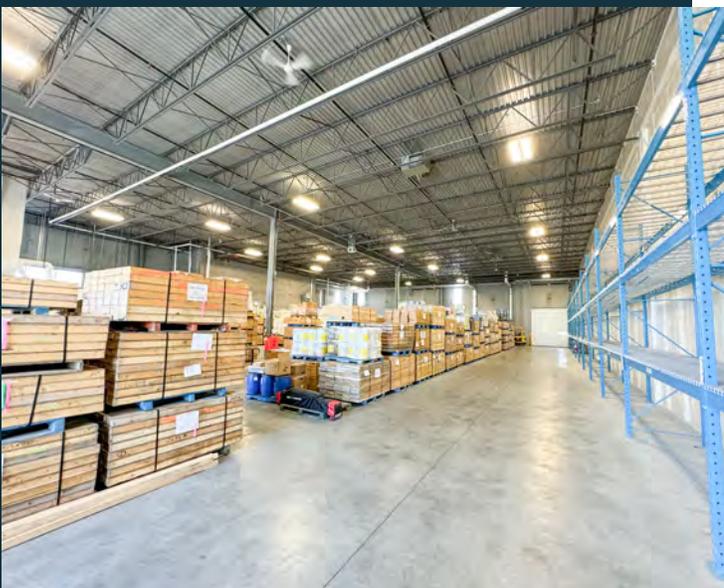
For lease | 14,740 sf

261024 Dwight McLellan Trail, Unit A28
Balzac, Alberta



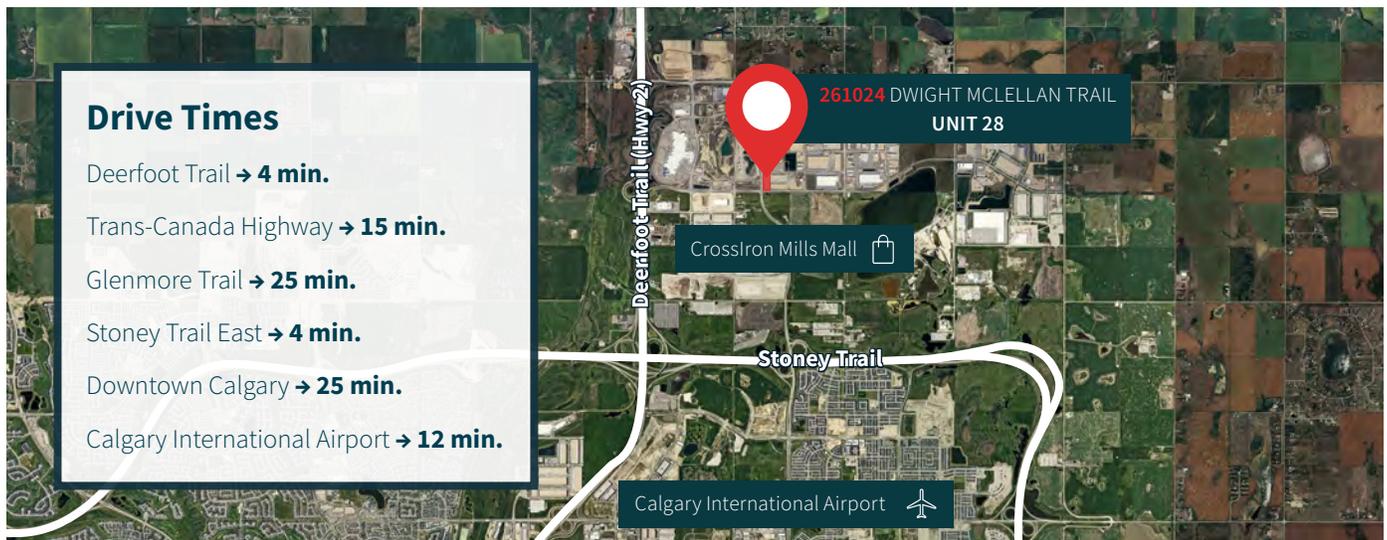
Proudly owned and managed by
CONCERT[®]
PROPERTIES

PROPERTY DETAILS



Zoning	DC109 (Cell B)	
Building Size	Reception / Office	± 1,475 s.f.
	Warehouse:	13,265 s.f.
	Total:	14,740 s.f.
Available	Negotiable	
Lease Rate	\$13.00 p.s.f.	
Op. Costs	\$3.87 (2025)	
Power	200 Amp @ 600 Volt (TBV)	
Loading	2 Drive-in (12' x 14')	
Make Up Air	1,200 CFM (TBV)	
Sprinklers	ESFR	
Ceiling Height	24' clear	
Features	<ul style="list-style-type: none">• High quality office finishes• Equipped with Fibre• Large marshalling area• LED lighting	

FLOOR PLAN & PROPERTY LOCATION



Drive Times

- Deerfoot Trail → **4 min.**
- Trans-Canada Highway → **15 min.**
- Glenmore Trail → **25 min.**
- Stoney Trail East → **4 min.**
- Downtown Calgary → **25 min.**
- Calgary International Airport → **12 min.**

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 2 197
austin.smith@jll.com

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