

# For sale or lease

148,831 s.f. freestanding building on 14.01 acres  
261090 Wagon Wheel View, Rocky View County, AB

- Located in one of the highest demand industrial regions in Canada
- Low property tax and no business tax environment
- Large yard area with recycled asphalt surface, perimeter fence, and concrete pads at loading doors
- Close proximity to Highway 566, QEII Highway, Stoney Trail, and Calgary International Airport



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<b>District</b>	Balzac Industrial Area (Wagon Wheel Industrial Park)	<b>Building Size</b>	Warehouse 125,815 s.f. Office - Three (3) levels of office area (not constructed) totaling 21,405 s.f. Shop mezzanine area: 1,611 s.f. Main floor area: 132,950 s.f. Total area: 148,831 s.f.
<b>Zoning</b>	DC-99 Industrial General, Cell C (type I, II or III)		
<b>Year Built</b>	2016		
<b>Site Size</b>	14.01 acres, Site coverage: 22%		*Will consider demising the building/ yard area on a lease basis
<b>Legal Description</b>	Plan 1511243, Block 3, Lot 6	<b>Available</b>	Immediately
<b>Parking</b>	176 passenger vehicles parking stalls	<b>Property Taxes</b>	\$ 139,458.47 (2023)
<b>Ceiling Height</b>	41' to eave	<b>Sale Price</b>	\$ 21,000,000
<b>Loading</b>	9 drive-in doors (4 - 28' x 24', 1 - 24' x 22', 1 - 20' x 22', 3 - 12' x 12')	<b>Lease Rate</b>	Market



**Additional Information:**

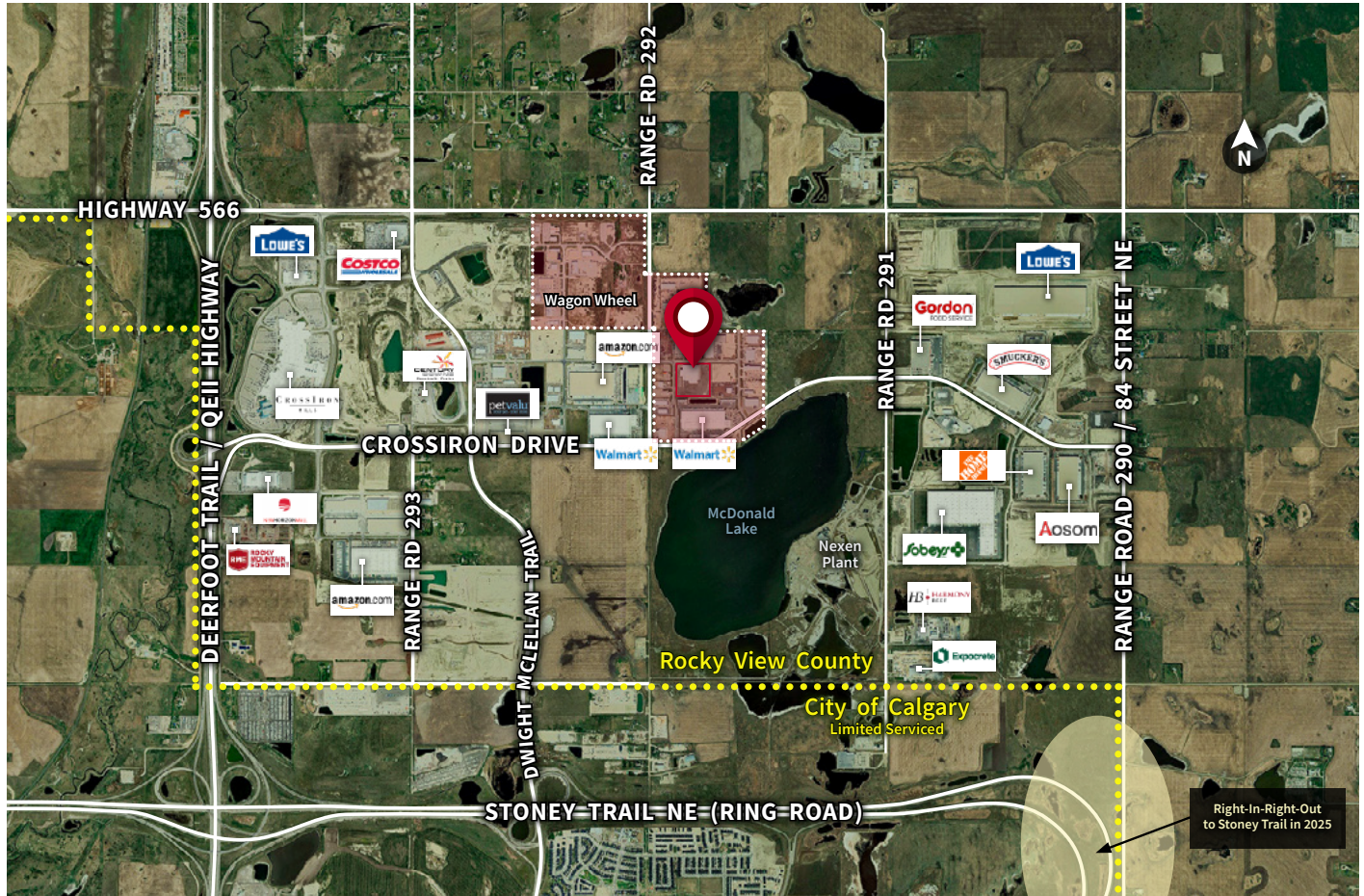
- Site is fully developed with three access points
- Designed to accommodate significant crane capacity and elevator
- Full municipal services
- Shell building; sprinklers, lighting, electrical supply, heating, and office area are not completed
- Perimeter windows in warehouse area



261090 Wagon Wheel View / Rocky View County, AB



# Wagon Wheel Industrial Park, Balzac



<b>Driving Distance (Approx)</b>	<b>QEII Highway</b> → 5 min	<b>Stoney Trail North</b> → 6 min	<b>Calgary Airport</b> → 16 min	<b>Trans-Canada Highway</b> → 20 min	<b>Downtown Calgary</b> → 25 min
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## Contact us

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