

CBRE

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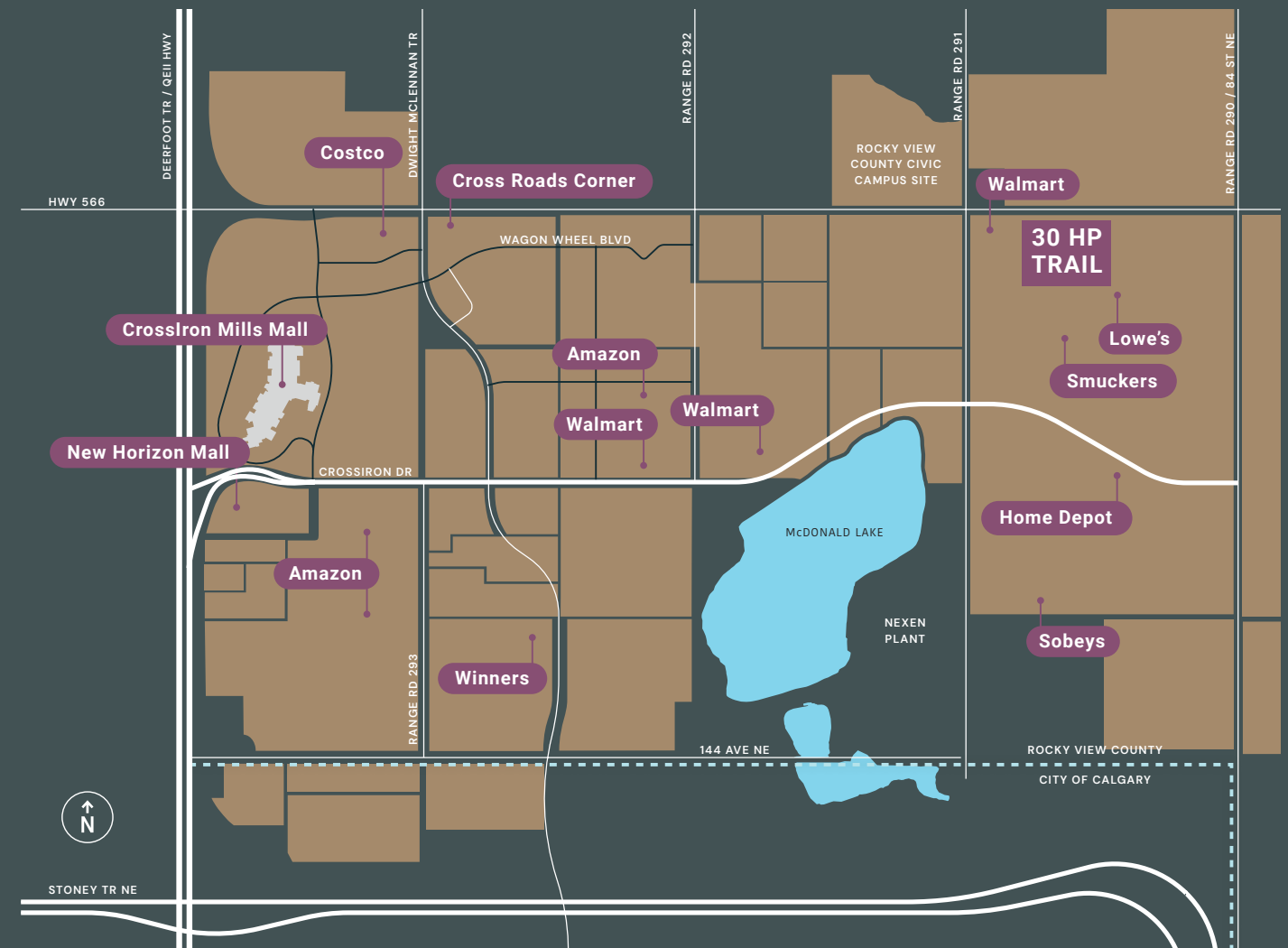
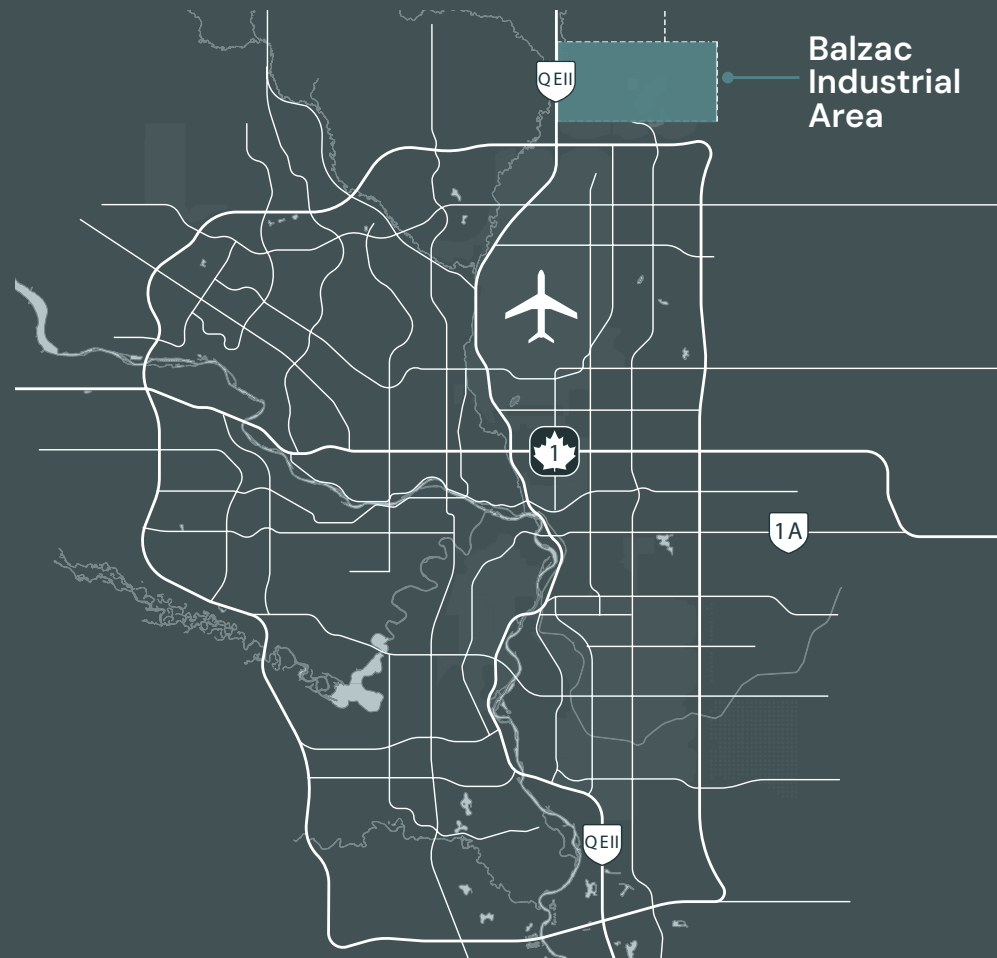


For Lease

30 HIGH PLAINS TRAIL | BALZAC, AB

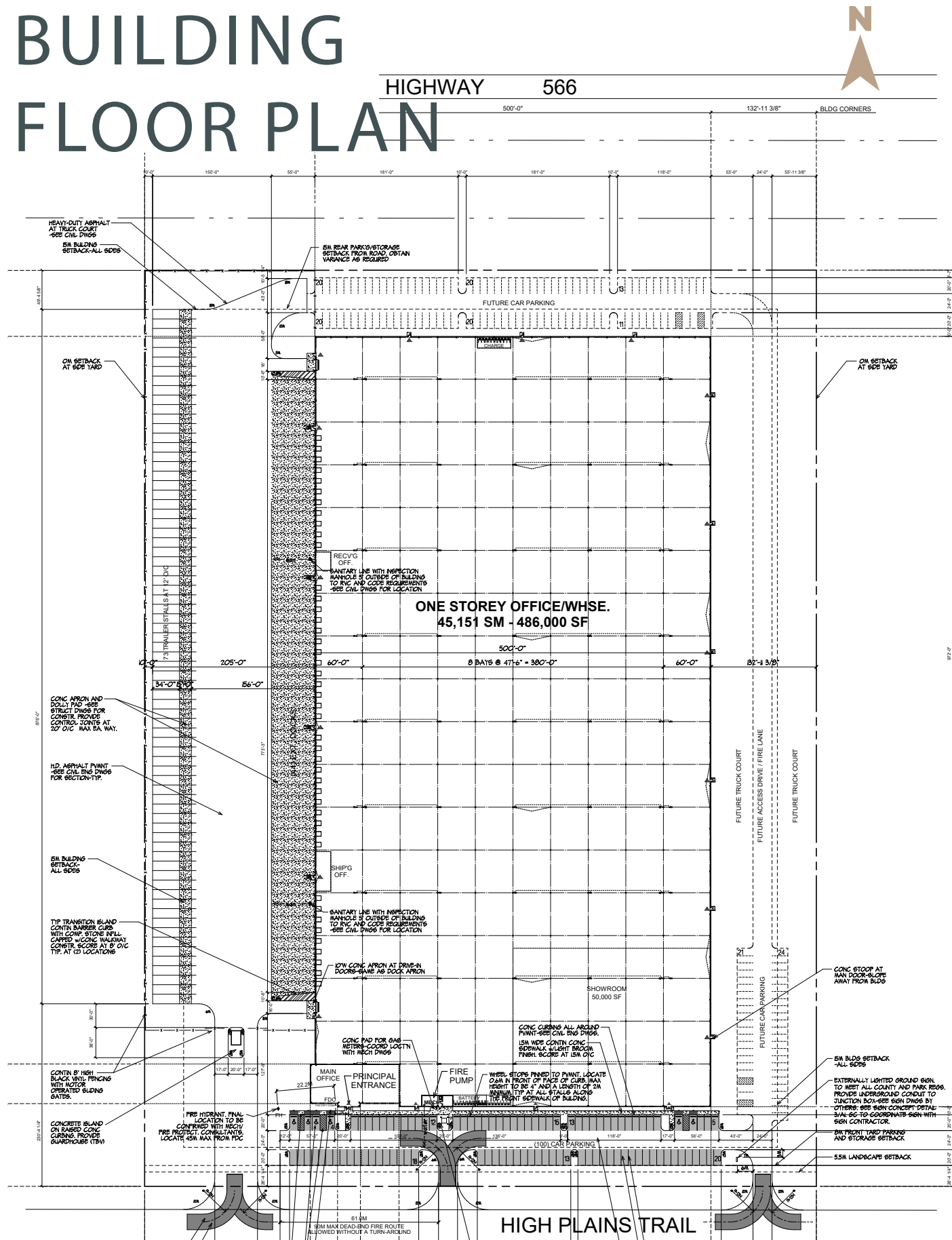
HIGH PLAINS INDUSTRIAL PARK

High Plains Industrial Park offers efficient highway access, an excellent labour force, significant real estate tax savings, and a planned Park environment. High Plains Industrial Park offers over 1,300 acres of fully serviced industrial land available for sale or build-to-suit development propelled by local land development expertise.



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

BUILDING FLOOR PLAN



BUILDING UNITS BREAKDOWN

AVAILABLE AREA

Office:	±6,733 SF
Shipping/Rec. Office:	±1,196 SF
Warehouse:	±478,071 SF
Total Rentable Area:	± 486,000 SF

SITE SIZE

22.81 Acres

LOADING

44 x Dock, 2 x Drive-in (62 knock out panels)

AVAILABILITY

Immediately

CEILING HEIGHT

36' Clear

LEASE RATE

Market

BUILDING DEPTH

500'

OPERATING COSTS

\$3.39 PSF + Mgmt Fee

COLUMN SPACING

55' x 48' with 60' Loading Bays

TRAILER PARKING

73 Stalls

POWER

2,000 Amp, 600 Volt

CAR PARKING

100+ Stalls

BUILDING SPECS



STATE-OF-THE-ART FACILITY

State-of-the-art distribution and warehouse facility on 22.81 acres in High Plains Industrial Park



DEMISING OPTIONS

Landlord willing to demise premise to suit tenant requirements, options from 54,000 SF



FLEXIBLE LEASE TERM OPTIONS & SHORT-TERM LEASES

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DUAL-LOAD CAPABILITIES

With 62 additional knock-out panels



FENCED AND SECURED SITE

Fenced and secured site with 240 SF, single occupant guard house



LOCATION

Convenient location with access to nearby transportation networks, a strong local labour force, and local amenities at Crossiron Mills



MAJOR ARTERIAL ROUTES

Highly efficient access to Highway 2 and the Stoney Trail / Calgary Ring Road, High Plains is ideally located to serve Calgary, Edmonton, and many cities throughout Western Canada



ARCHITECTURAL DESIGN

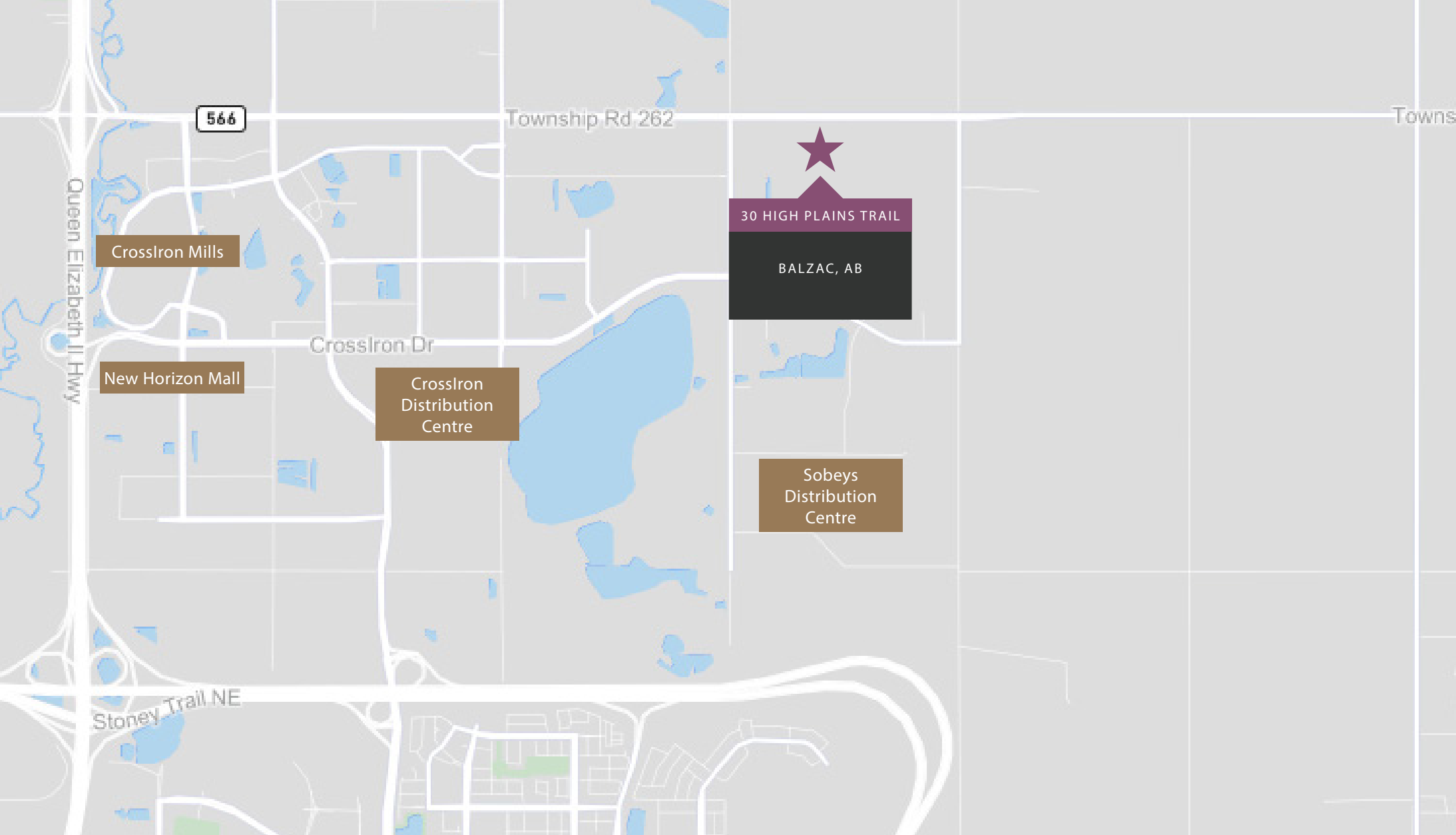
Architectural design by Harris Architects, building built by Leeswood Construction



PRECAST CONCRETE

Precast concrete construction with insulated metal panels





LOCATION

TAX SAVINGS

Compelling real estate tax savings compared to the City of Calgary.

LOWER MILLAGE RATE

Rocky View County has a millage rate approximately 49% lower than the City of Calgary.

STRATEGIC POSITIONING

This strategic position places you alongside industry leaders like Amazon, Walmart, Lowe's, Sobey's, and Home Depot. A short 3-minute drive, benefit from seamless access off QEII Highway creating an ideal location for employees, customers, and suppliers.

ABUNDANT LABOUR

The park is strategically located to take advantage of the large labour market in Calgary and the surrounding area. Its prime location provides companies with access to a diverse and stable workforce from both Calgary and Airdrie.



YYC Airport



DRIVE TIMES FROM SITE

- HWY 2 - 5 Min
- Stoney Tr (HWY 1) - 5 min
- Downtown Calgary - 25 min
- CrossIron Mills - 4 min
- CN Intermodal Terminal - 20 min

FOOD OPTIONS 300+

- Milestones Grill + Bar
- Hula
- FreshSlice Pizza
- Flaming Wok
- Tim Hortons
- Boston Pizza
- Mucho Burrito
- Matty's Grill
- Chachi's
- Tonic Kitchen + Bar
- Canadian Brewhouse

RETAIL 200+

- CrossIron Mills
- Aritzia
- Arcteryx
- Bass Pro Shops
- Bell
- BestBuy
- Foot Locker
- GAP
- HomeSense
- New Horizon Mall
- Nike
- Oakley
- Century Downs Racetrack

CAFE 5+

- Tim Horton's
- Starbucks
- Second Cup Cafe

FITNESS 15+

- Gold's Gym
- Gym 4031
- Anytime Fitness

FOR LEASE

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