



PROMINENT BALZAC DEVELOPMENT

CROSS ROADS CORNER

ROCKY VIEW
COUNTY, AB

DWIGHT MCLELLAN TRAIL
+ HIGHWAY 566



SIZING FROM

26,479 – 132,382 SF

AVAILABLE

IMMEDIATELY



OVERVIEW

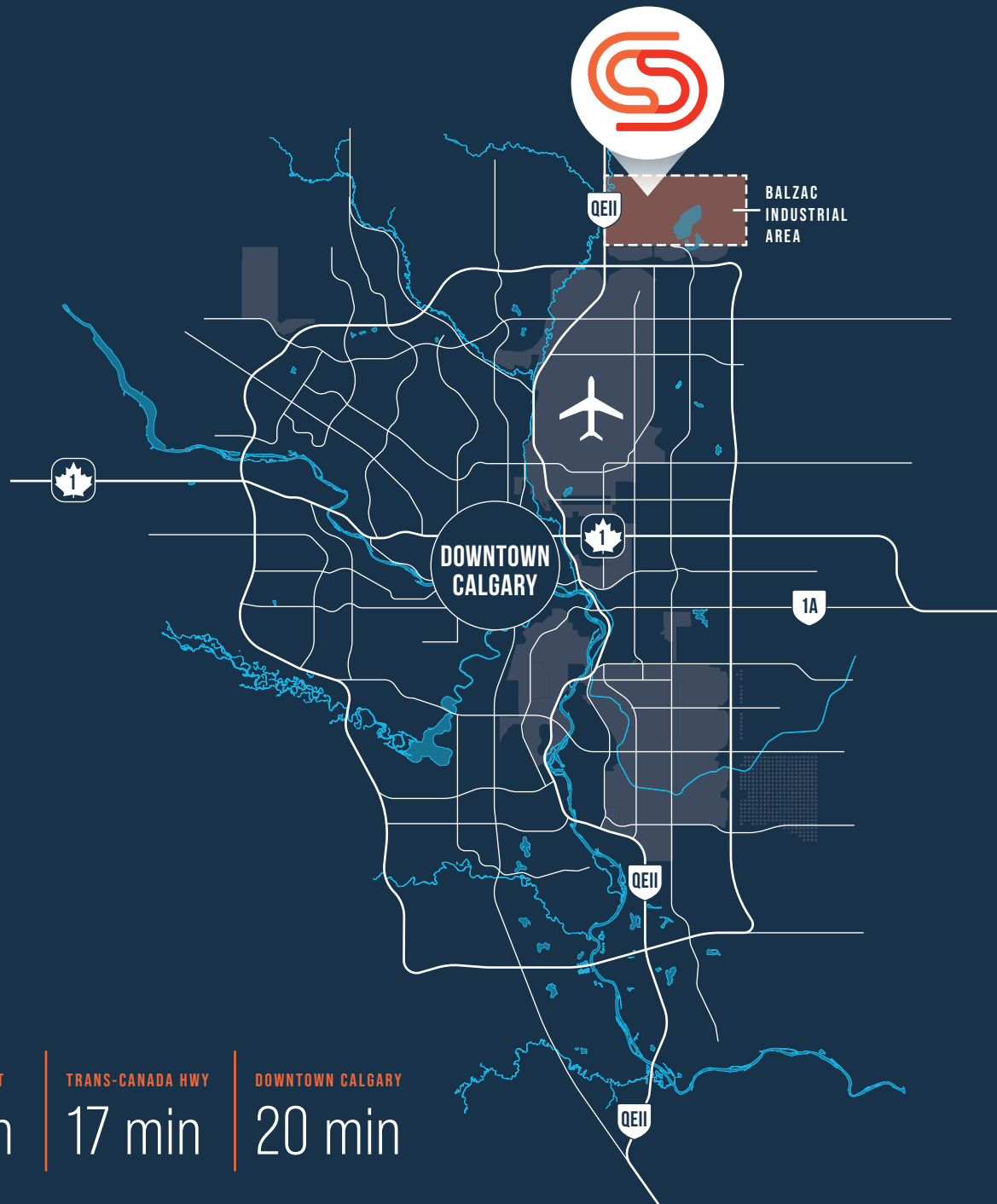
THE OPPORTUNITY

PROMINENT BALZAC DEVELOPMENT

Cross Roads Corner offers tenants the ability to lease brand new warehouse / office / retail space in a quasi-retail location, across from Costco.

With **immediate access off Hwy 2** via Hwy 566, the location has high traffic exposure and an easily identifiable location for customers and suppliers alike.

Balzac is the fastest growing industrial area in the Greater Calgary Area, representing 11.7 million sq ft or 7% of the total GCA industrial inventory, but registering 30% of the inventory built in the GCA in the past 3 years. Balzac is slated to receive **58% of new industrial construction in the GCA over the coming 3 years**, proving that developers and occupants alike see locational and cost benefit strengths in this area.



QEW HIGHWAY

3 min

STONEY TRAIL N

6 min

CALGARY AIRPORT

15 min

TRANS-CANADA HWY

17 min

DOWNTOWN CALGARY

20 min



LOCATION

BALZAC INDUSTRIAL AREA



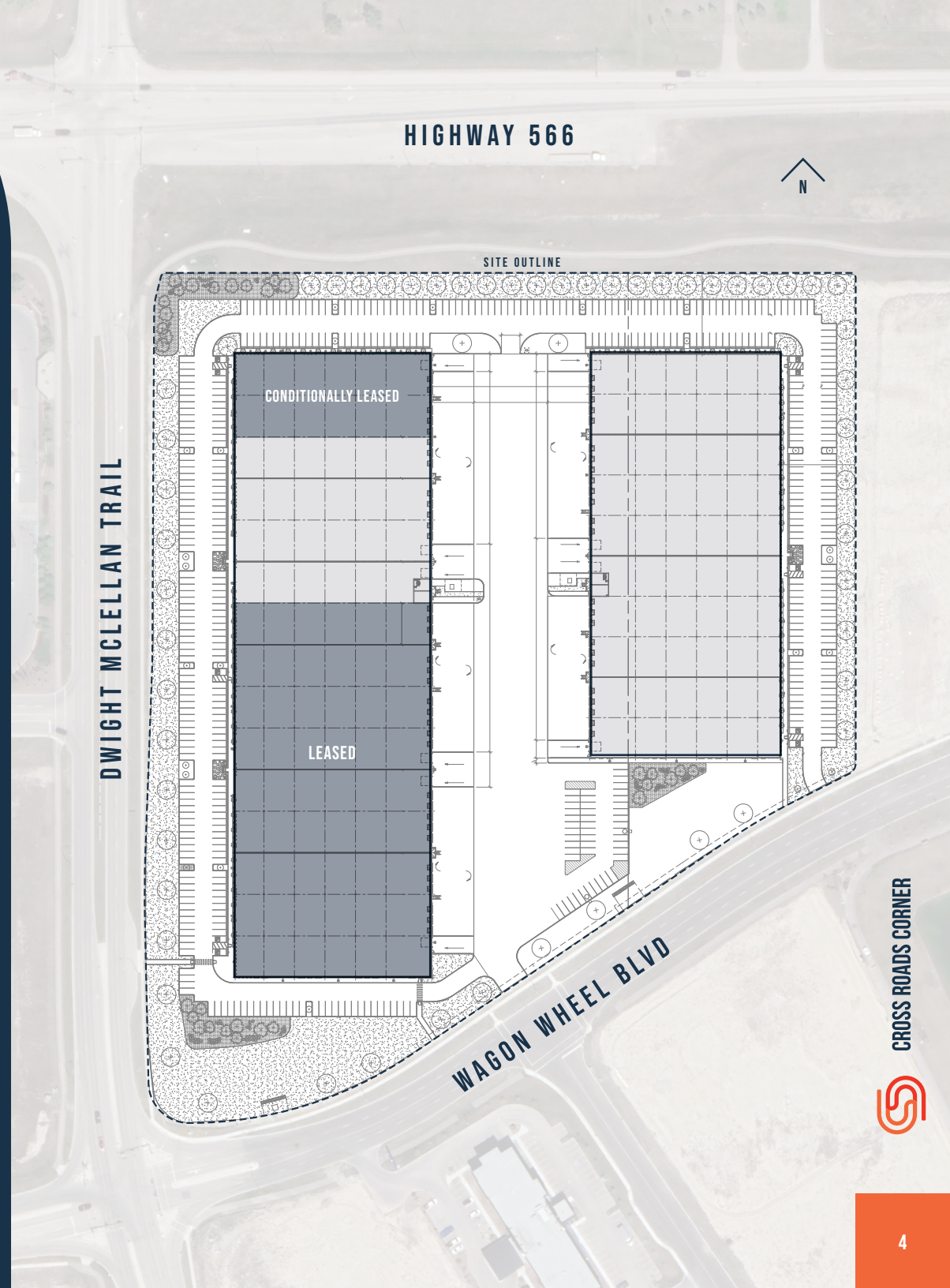
PLANS

OVERALL SITE PLAN

	BUILDING 1	BUILDING 2
ADDRESS	292230 Wagon Wheel Blvd.	292212 Wagon Wheel Blvd.
BUILDING SIZES	210,397 SF	132,382 SF
DOCK DOORS (MANUAL)	35	24
DRIVE IN DOORS (ELECTRICAL)	6	4
BUILDING DEPTH	257' 7"	250'
SITE SIZE	19.66 acres	
ZONING	DC -99 Cell A	
AVAILABILITY	Immediately	
CLEAR HEIGHT	32'	
POWER	2,000 amps @ 347/600 volts per building	
PARKING	504 Passenger Vehicle Stalls	
DEMISING OPTIONS	Multiple demising options available	

ADDITIONAL DETAILS

- LEED CERTIFIED
- SLAB: 8" REINFORCED CONCRETE SLAB - 25 MPA
- WAREHOUSE LIGHTING: LED WITH MOTION SENSORS
- STAGING BAY: 60' DEEP
- WAREHOUSE HEATING: CAMBRIDGE DIRECT FIRED UNIT HEATERS
- STANDARD GRID DIMENSIONS: 54' 5 1/2" X 40'
- MAKEUP AIR: HRV UNITS
- 55' CONCRETE APRON
- SPRINKLERS: ESFR
- 40,000 POUND LEVELERS



PLANS

BUILDING 1 FLOOR PLAN

AVAILABLE SF [14,029 SF BAYS]

 28,057 SF – 83,447 SF

MANUAL DOCK DOORS

 13 (9' x 10')

ELECTRIC DRIVE-IN DOORS

 3 (12' x 14')

CLEAR HEIGHT

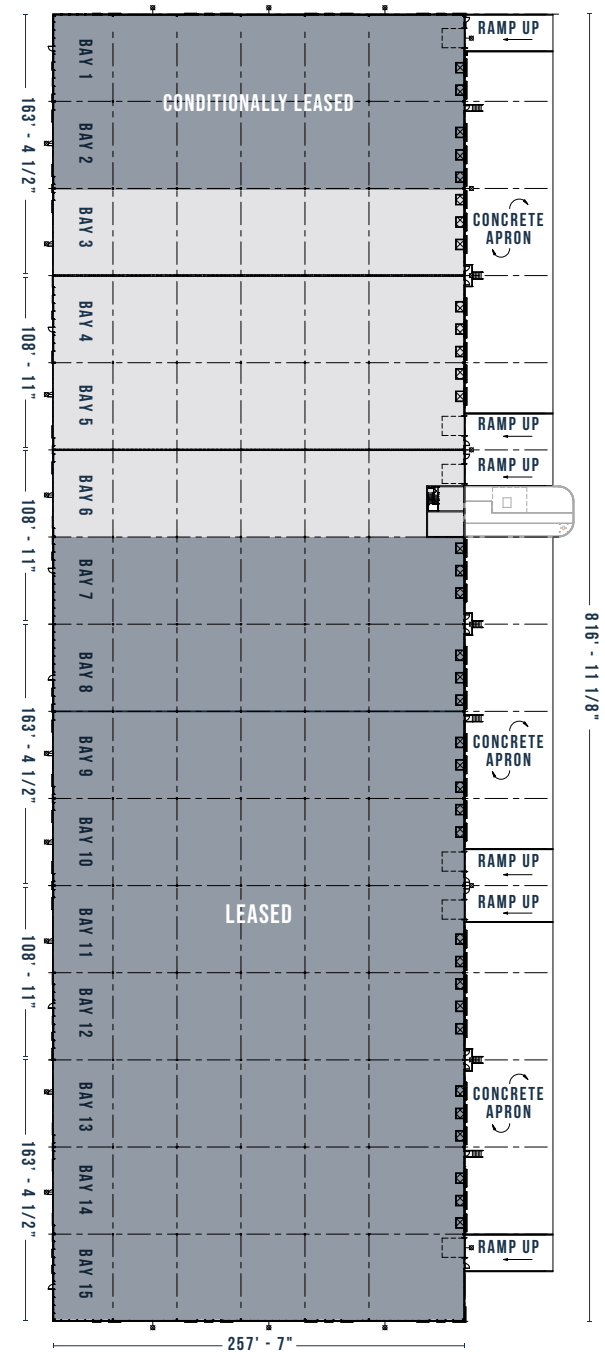
 32'

AVAILABILITY DATE

 IMMEDIATELY



POTENTIAL DEMISING SCENARIOS



PLANS

BUILDING 2 FLOOR PLAN


AVAILABLE SF [13,240 SF BAYS]

 26,479 SF – 132,382 SF

MANUAL DOCK DOORS

 24 (9' x 10')

ELECTRIC DRIVE-IN DOORS

 4 (12' x 14')

CLEAR HEIGHT

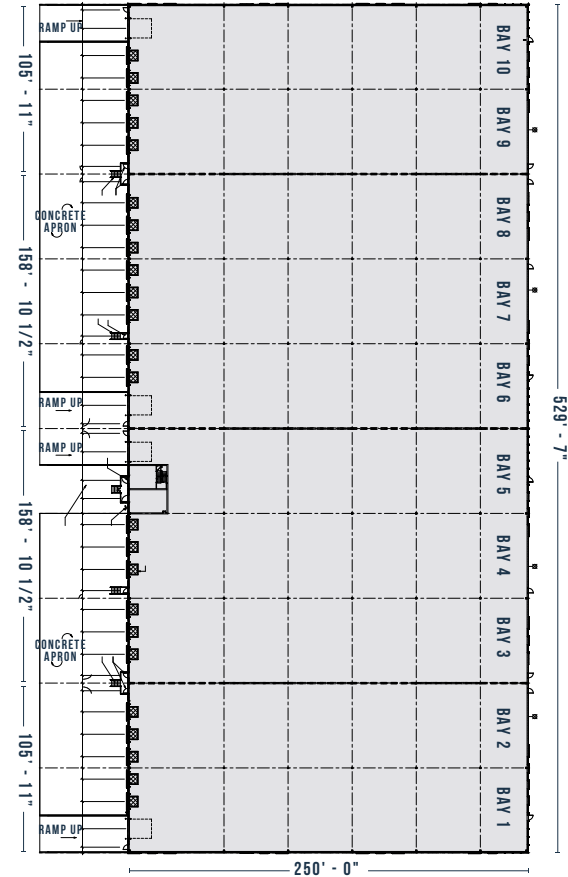
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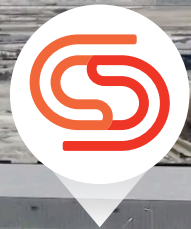
AVAILABILITY DATE

 IMMEDIATELY



POTENTIAL DEMISING SCENARIOS





THE DEVELOPER

DREAM INDUSTRIAL REIT

Dream Industrial REIT owns, manages and operates a portfolio of 258 industrial assets totaling 46.5 million square feet in key markets across Canada, Europe, and the U.S. Dream Industrial REIT's objective is to continue to grow and upgrade the quality of its portfolio which primarily consists of distribution and urban logistics properties.

dream.ca

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