

SHOP & OFFICE WITH UP TO 2.75 ACRES OF YARD

FOR SUBLEASE 261185 WAGON WHEEL WAY balzac, ab



Lead Agents:

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PROPERTY DETAILS

District:	Balzac, Rocky View County
Legal Description:	Plan 0810343, Block 7, Lots 1 & 2
Zoning:	DC-99 (Direct Control)
Sublease Rate:	Market sublease rates based on yard and office needs
Op. Costs:	\$6.10 psf (2025 est.)
Available:	Immediately
Sublease Expiry:	September 30, 2030

HIGHLIGHTS

- Up to 2.75 acres of yard available (compacted gravel & fenced)
- Ample on-site parking
- Many nearby amenities including CrossIron Mills Shopping Centre
- Good access to Highway QEII, Metis Trail and Stoney Trail



Option 1 (Main Shop Building)

Shop Area:	±8,098 sf
Office Area:	±3,000 (contiguous) up to ±15,000 sf
Loading Doors:	6 (12' x 14') drive-in doors
Yard:	Up to 2.75 acres
Ceiling Height:	24' clear
Comments:	 Secure entrance to offices 7.5 ton crane Sump Heavy power (est. 400A, 600V) Make-up air Power/air distribution throughout Shop measures 104'10" x 77'3"

Option 2 (Warehouse Building)

Shop Area:	±14,000 sf (approx. 140' x 100')
Office Area:	±3,000 up to ±15,000 sf (located in adjacent building)
Loading Doors:	4 (12' x 14') drive-in doors 2 (8' x 10') dock doors
Yard:	Up to 2.75 acres
Ceiling Height:	24' to 30'
Comments:	 Sloped roof No water supply, no washrooms Offices in adjacent building Clearspan building

FLOOR PLAN MAIN SHOP BLDG















OPTION 1 | MAIN SHOP BUILDING

FLOOR PLAN WAREHOUSE BLDG

Option 2

















LOCATION MAP



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