



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



FOR SUBLEASE | 261185 Wagon Wheel Way, Balzac, AB

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

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| Comments: | <ul style="list-style-type: none">• 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)

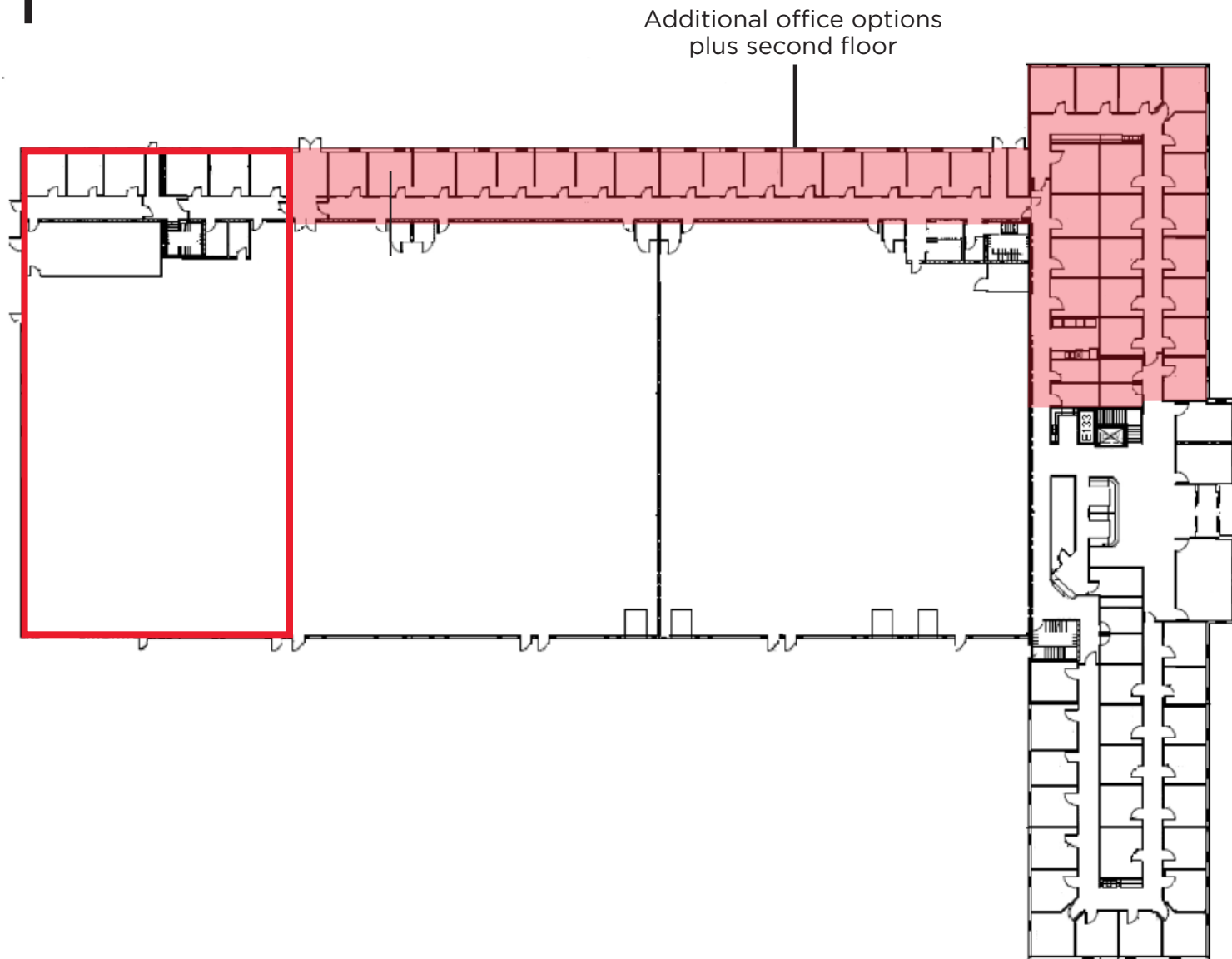
Shop Area:	±14,000 sf (approx. 140' x 100')
Office Area:	±3,000 up to ±15,000 sf (located in adjacent building)
Loading Doors:	4 (12' x 14') drive-in doors 2 (8' x 10') dock doors
Yard:	Up to 2.75 acres
Ceiling Height:	24' to 30'

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| Comments: | <ul style="list-style-type: none">• Sloped roof• No water supply, no washrooms• Offices in adjacent building• Clearspan building |
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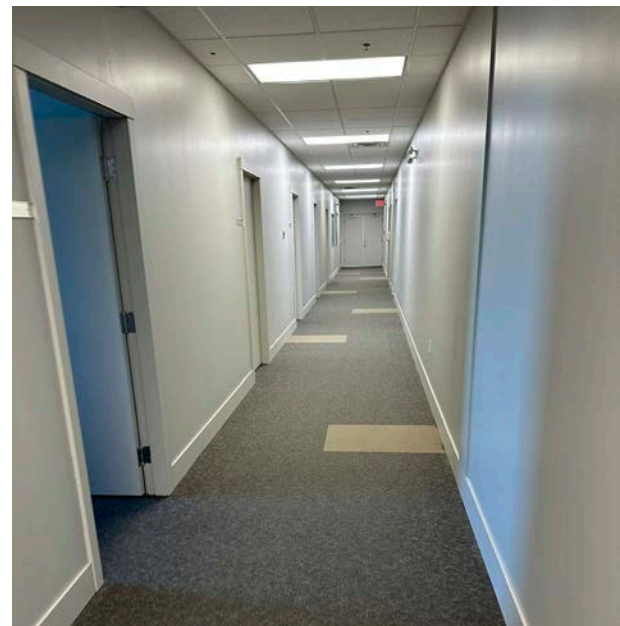
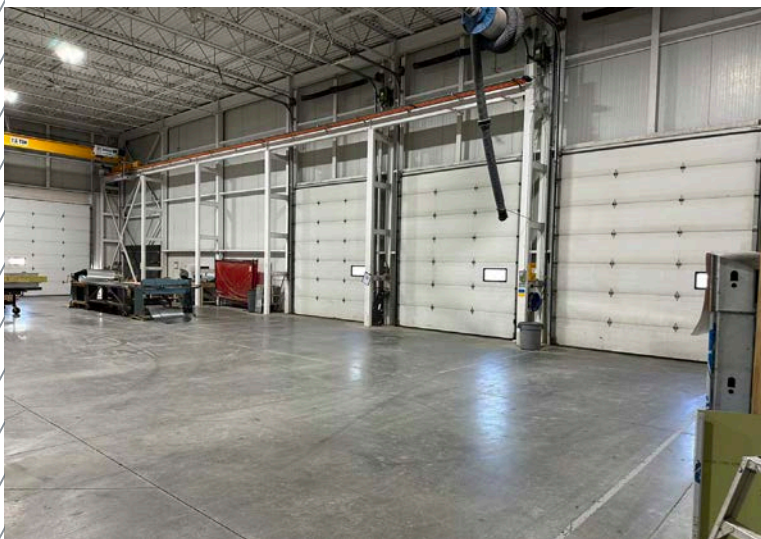
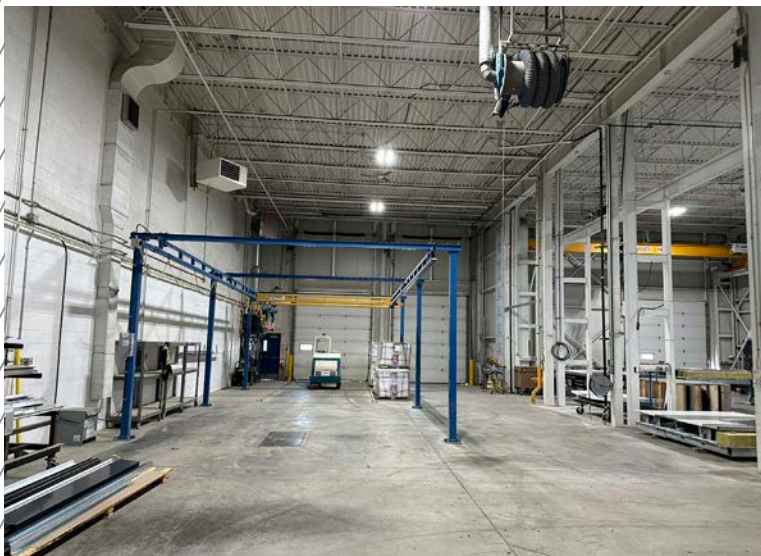
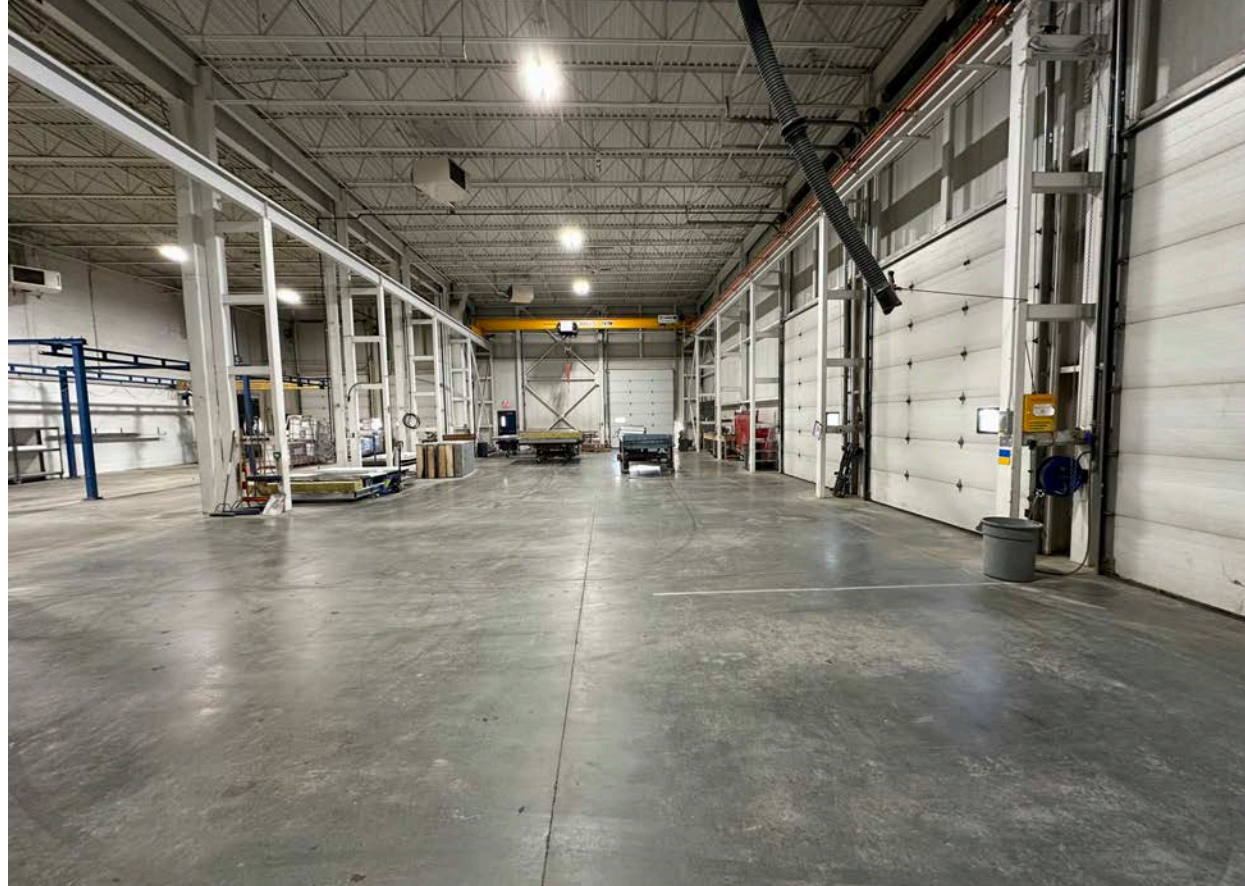
FLOOR PLAN

MAIN SHOP BLDG

Option 1



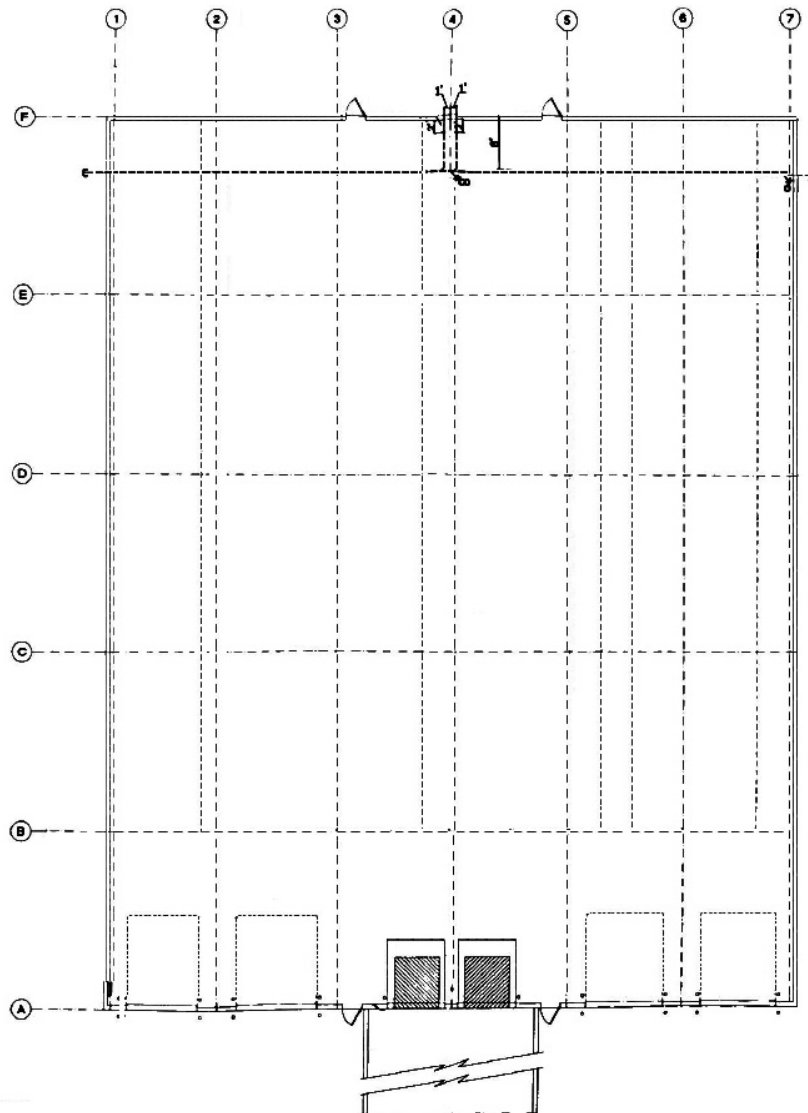
*Not to scale, not exactly as shown.



OPTION 1 | MAIN SHOP BUILDING

FLOOR PLAN WAREHOUSE BLDG

Option 2



*Not to scale, not exactly as shown.



OPTION 2 | WAREHOUSE BUILDING

LOCATION MAP



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