

Available Up To
222,750 SF

Pre-Leasing Available
NOW



CROSSIRON
BUSINESS PARK

FOR LEASE

LOCATION

Balzac, AB

AIRPORT

Only a 22 Minute Drive
(18.1 km) from the Calgary
International Airport

PROXIMITY

The Business Park is located
amongst a variety of industrial
advantages. Close by to Cross
Iron Mills Shopping Centre,
the Amazon Sorting Centre,
and only a 30 minute drive
(31.1 km) drive from
downtown Calgary.

ACCESS

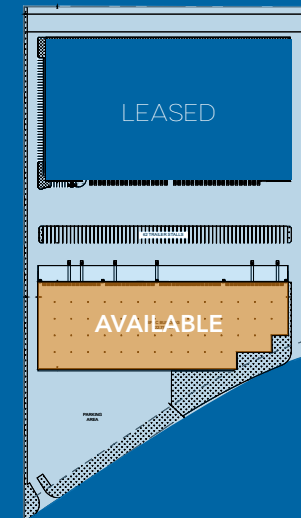
Location is easily accessible
from the #2 Highway,
Cross Iron Drive and
Township Road 262.

TOWNSHIP RD 262

CROSS IRON DR

RANGE RD 291

CONCEPT SITE PLAN



MORE
NEARBY?

Located right beside
Mcdonald Lake & the
Balzac Logistics Park

LEASE
RATE
Market

OP
COSTS
TBD



BUILDING



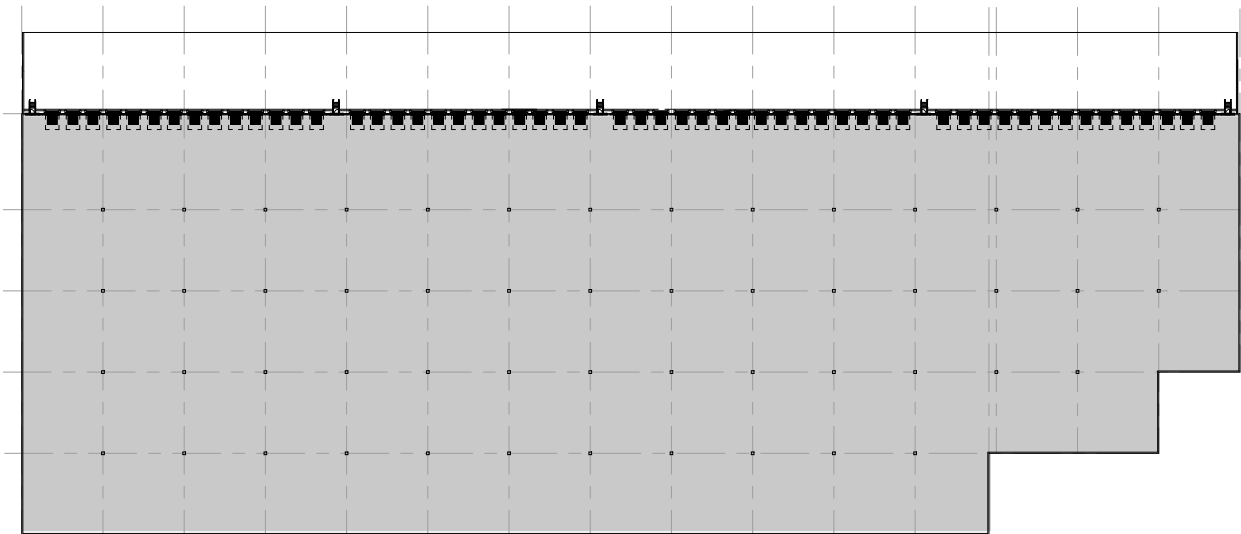
AVAILABLE
227,750 SF



ZONING
IND
Industrial



PARKING
62 Trailer
Parking Stalls



BUILDING DEPTH
285'



LOADING
55 Dock Doors



LIGHTING
LED





FOR MORE
INFORMATION
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