

Size
57,700 SF

Quick Access
CROSSIRON DRIVE



FOR LEASE

CROSSIRON DUPLEX | BALZAC

YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.



FOR MORE
INFORMATION
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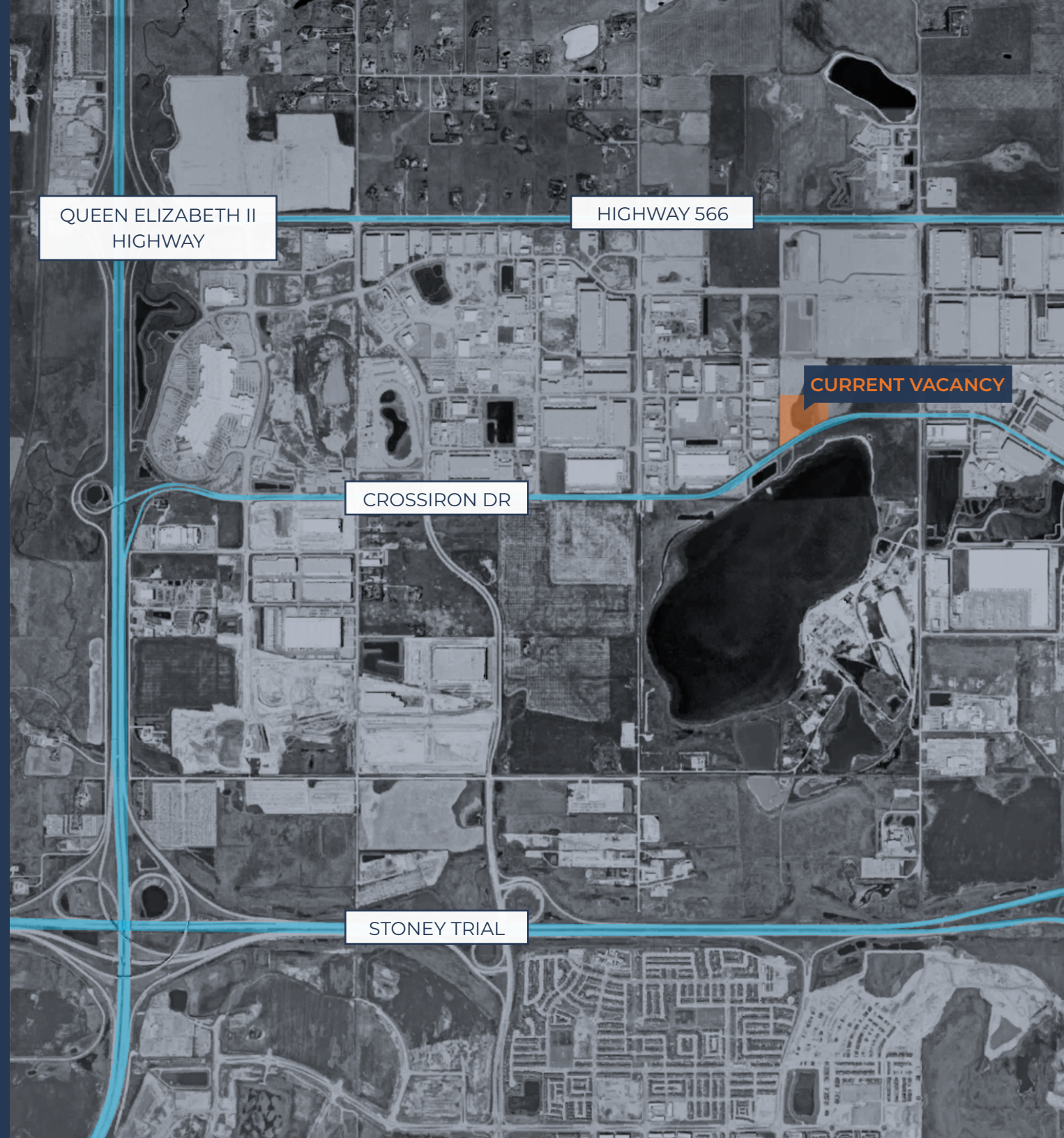
LOCATION

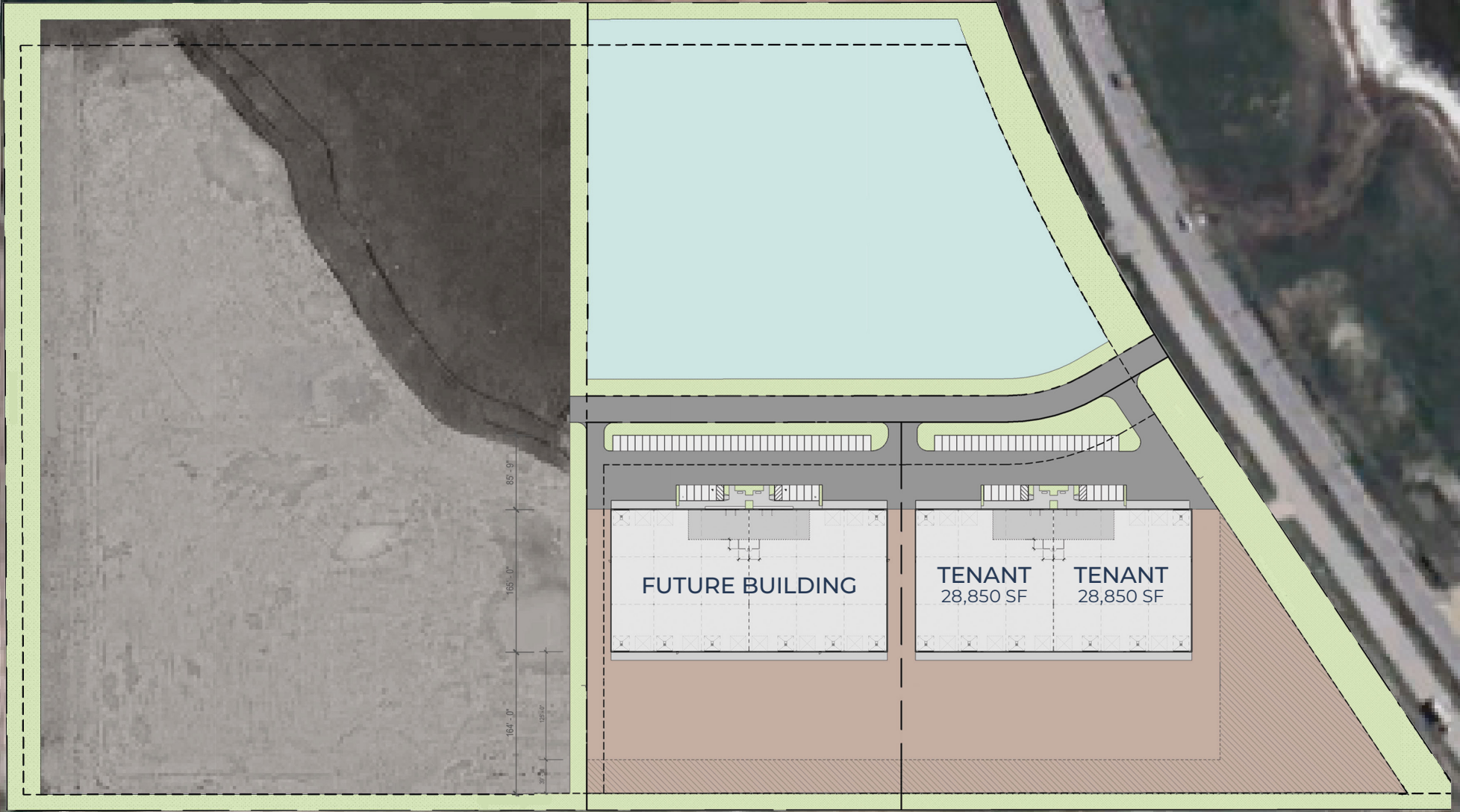
Just off Crossiron Drive and
Range Road 291

ACCESS

Balzac has evolved into a premier commercial and logistics hub within the Calgary Metropolitan Region. Strategically located just north of Calgary's international airport (12 km) and 8 minutes (6.4 km) from Crossiron Mills Shopping Center and other major retailers. This commercial duplex offers exceptional exposure and seamless connectivity via the Queen Elizabeth II Highway, providing direct access to key markets throughout Alberta and Western Canada.

-   12km
Calgary International
Airport
-   6.3km
Queen Elizabeth
II Highway
-   7km
Stoney Trail





SITE PLAN



CLEAR HEIGHT

28'



ZONING

Industrial, Heavy
District (IHVY)



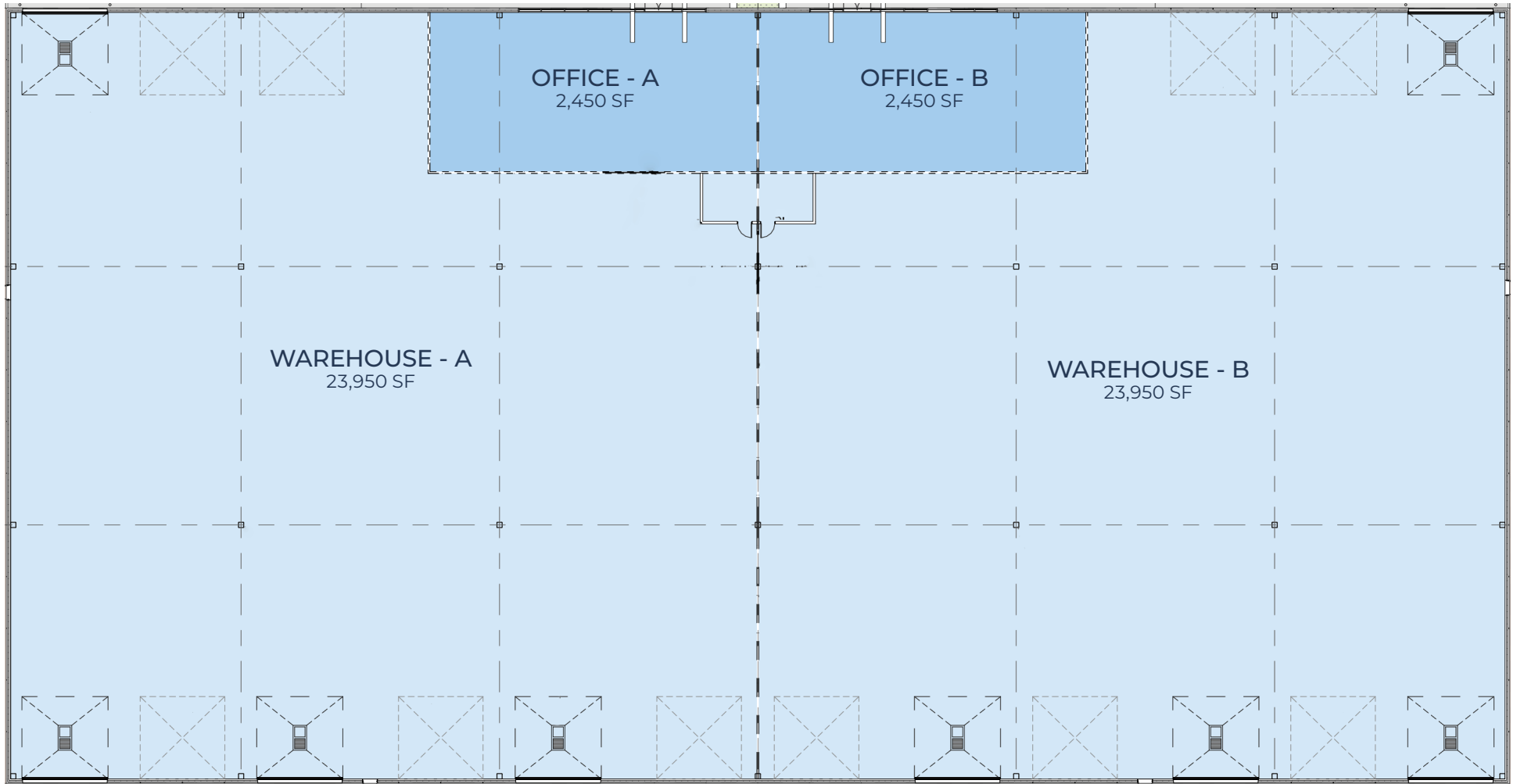
AVAILABLE

57,700 SF



PARKING

80 Stalls



UP TO 28,850 SF
Potential Layout

SITE PLAN



CLEAR HEIGHT
28'



ZONING
Industrial, Heavy
District (IHVY)



AVAILABLE
57,700 SF



PARKING
80 Stalls



SIGNAGE

SIGNAGE

**CROSS IRON
BUSINESS PARK**