

FOR SUBLEASE



261024 Dwight McLellan Trail, Unit 16
Rocky View County, AB

7,312 square feet



Small Bay Opportunity
in Balzac



Competitive
Operating Costs



10,000 CFM
MUA Unit

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-660-5141
jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

THOMAS WARDLE, B.COMM
JUNIOR ASSOCIATE
C: 403-818-0858
twardle@lee-associates.com

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PROPERTY DETAILS

ZONING:

DC-109 (Cell B)

AVAILABLE AREA:

Total: 7,312 sq. ft.

NET SUBLEASE RATE:

Market

AVAILABLE:

November 1st, 2026

SUBLEASE TERM:

January 30th, 2028

OPERATING COSTS:

\$4.17 per sq. ft. per annum (estimated for 2026)

HEATING/HVAC:

Gas fired overhead unit heaters

CEILING HEIGHT:

24' clear

LOADING:

1 - 12' x 14' automatic drive-in door

POWER:

200 amps @ 120/208 volt, 3 phase service (TBV)

LIGHTING:

T5 in warehouse

PARKING:

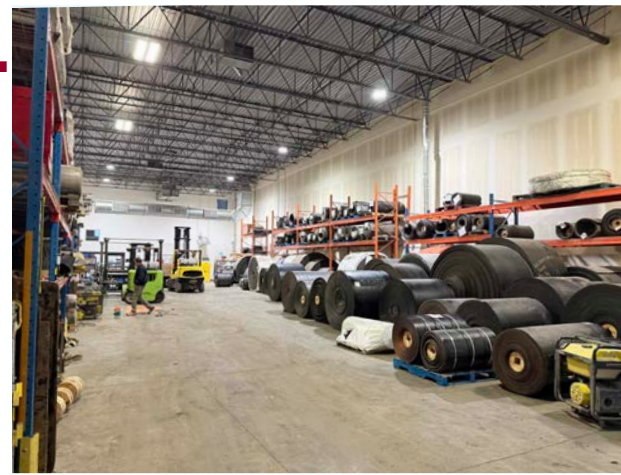
Seven (7) reserved stalls

MUA:

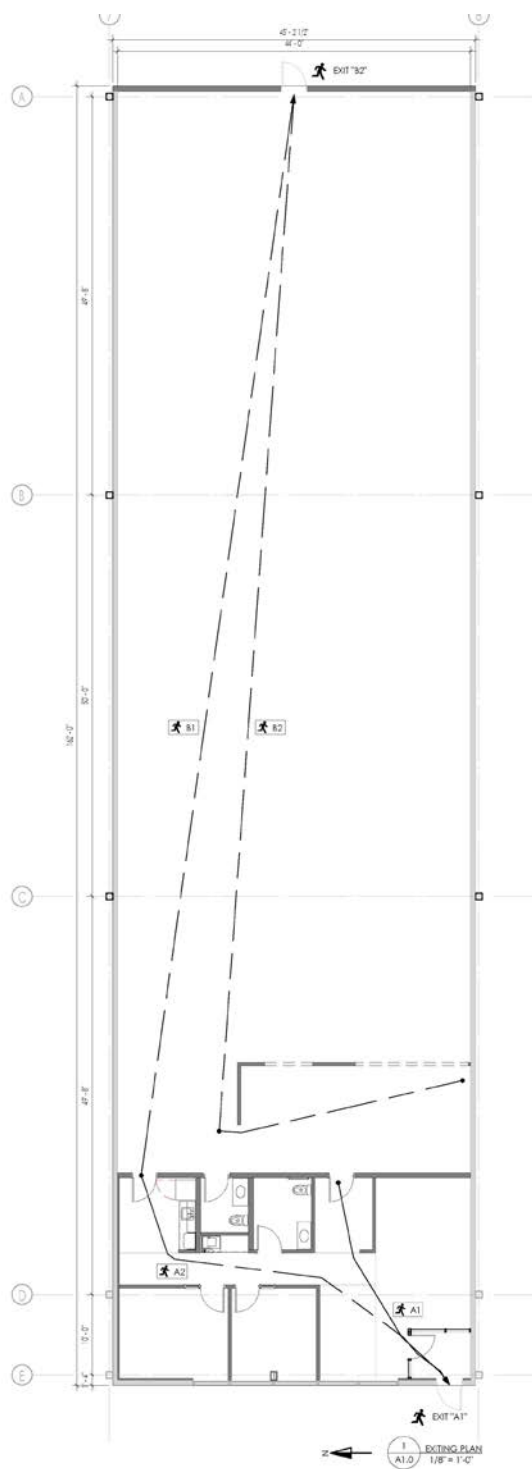
10,000 CFM System (TBV)

COMMENTS:

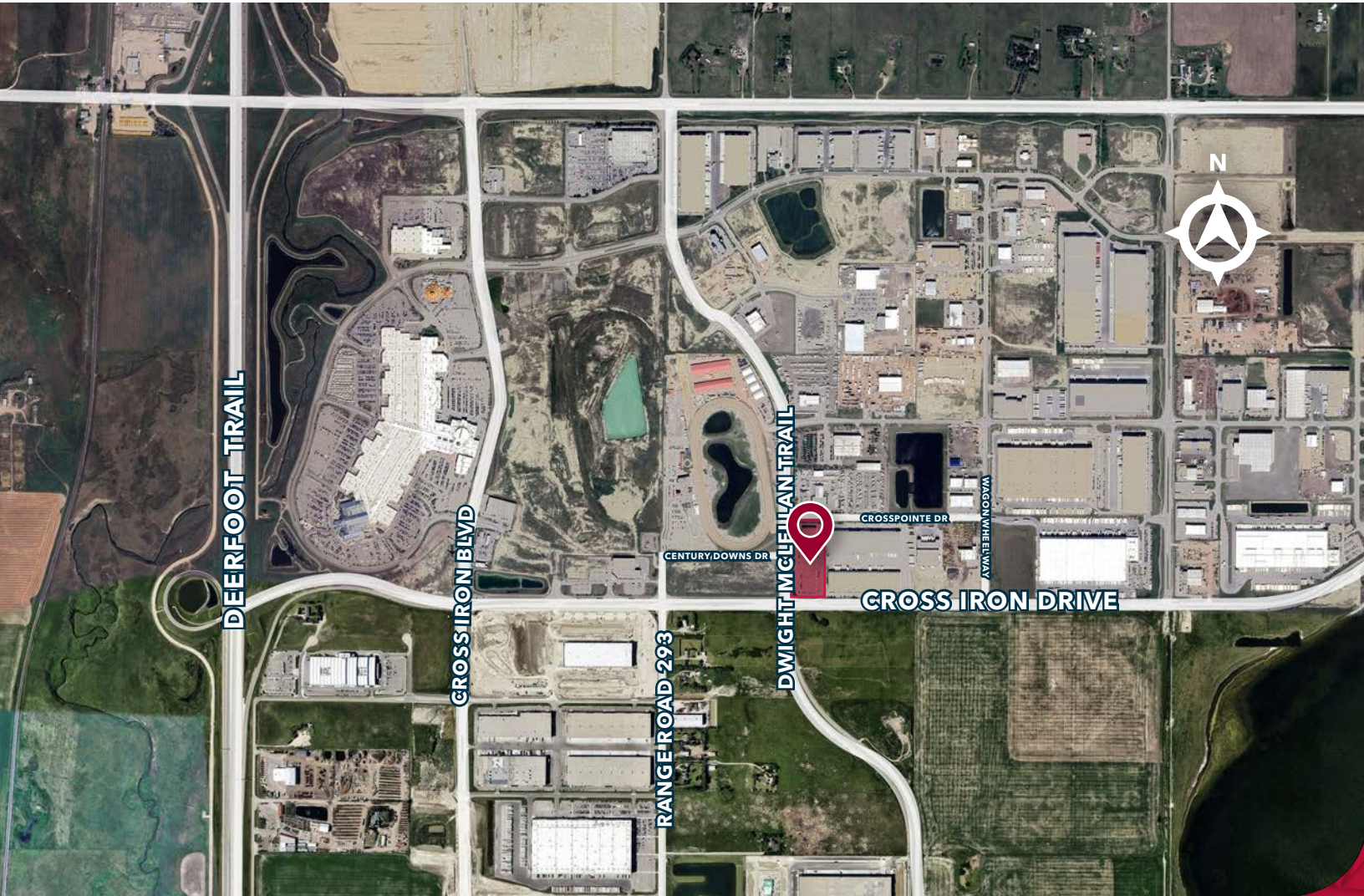
- » ESFR Sprinkler System
- » Quality office build-out with reception/showroom, 2 front offices, 2 barrier free washrooms and lunchroom area
- » Includes drain in front of drive-in loading door
- » Large trucking marshalling area in rear
- » Quick access to Deerfoot Trail



FLOOR PLAN



LOCATION



CONTACT US



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