



Subject Site

For Lease

**291231 & 291221 Westland Drive
Balzac, AB**

Property Highlights

- Stand alone building with up to +/- 7 acres of yard area
- Additional 3.0 acres of land available
- Several demising options available
- Dock and drive-in loading
- Clean warehouse
- Covered tent, providing 3,000 s.f. of extra storage
- Immediate access to major transportation routes
- No business tax in Balzac

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Property Information

Address:	291231 & 291221 Westland Drive	Loading:	3 (14' x 16') drive-in doors 5 (8' x 10') dock level doors
District:	Rocky View County	Power:	800 amps @ 347/600 volts
Zoning:	DC - 99 (Light Industrial)	Make-up Air:	Yes
Square Feet:	Office: 3,264 s.f. Warehouse: 36,736 s.f. Total: 40,000 s.f.* <small>*Can be demised</small>	Ceiling Height:	22' - 26' clear
Sprinkers:	Yes	Op. Costs (2019):	\$2.50 per s.f. (TBV)
		Available:	Immediately

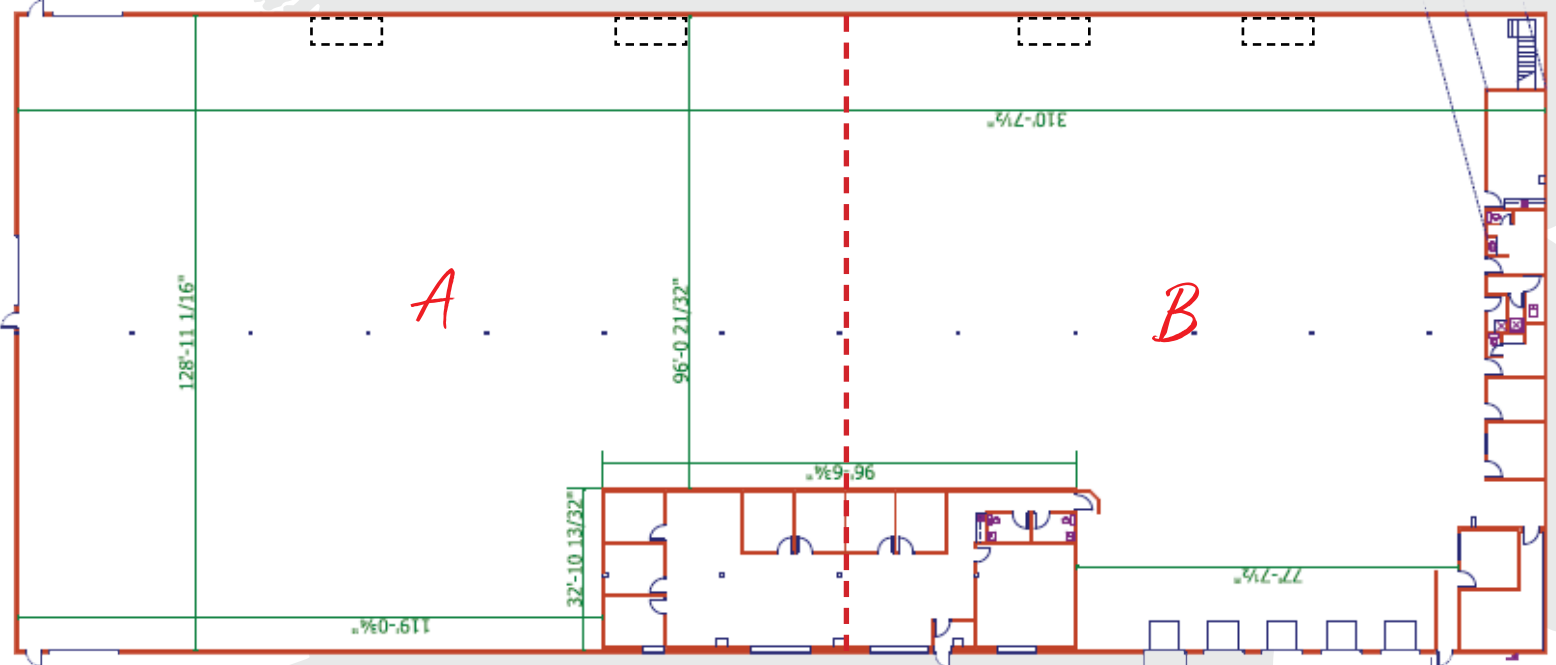
Floor Plan

Option A

Area: +/- 21,500 s.f.
Loading: 3 (14'x16') drive-in doors
2 potential drive-in doors

Option B

Area: +/- 18,500 s.f.
Loading: 5 (8'x10') dock level doors
2 potential drive-in doors



--- Potential demising wall [] Potential for additional drive-in doors

Building Options



Option 1

Building & Land

Area: +/- 18,500 - 40,000 s.f.

Yard Size: +/- 2 - 4 acres

Lease Rate: \$10.00 per s.f.

Option 2

Building & Land

Area: +/- 18,500 - 40,000 s.f.

Yard Size: +/- 2 - 7 acres

Lease Rate: \$12.00 per s.f.

Option 3

Land Only

Land Size: +/- 3 acres

Lease Rate: \$2,500 / acre / month