

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

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PROPERTY DETAILS

ZONING:
DC-109 (Cell B)

AVAILABLE AREA:
Total: 7,312 sq. ft.

NET SUBLEASE RATE:
Market

AVAILABLE:
July 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

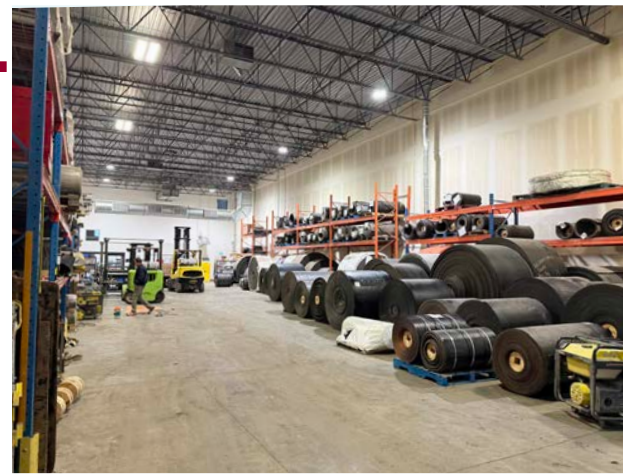
LOADING:
1 - 12' x 14' automatic drive-in door

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

LIGHTING:
T5 in warehouse

PARKING:
Seven (7) reserved stalls

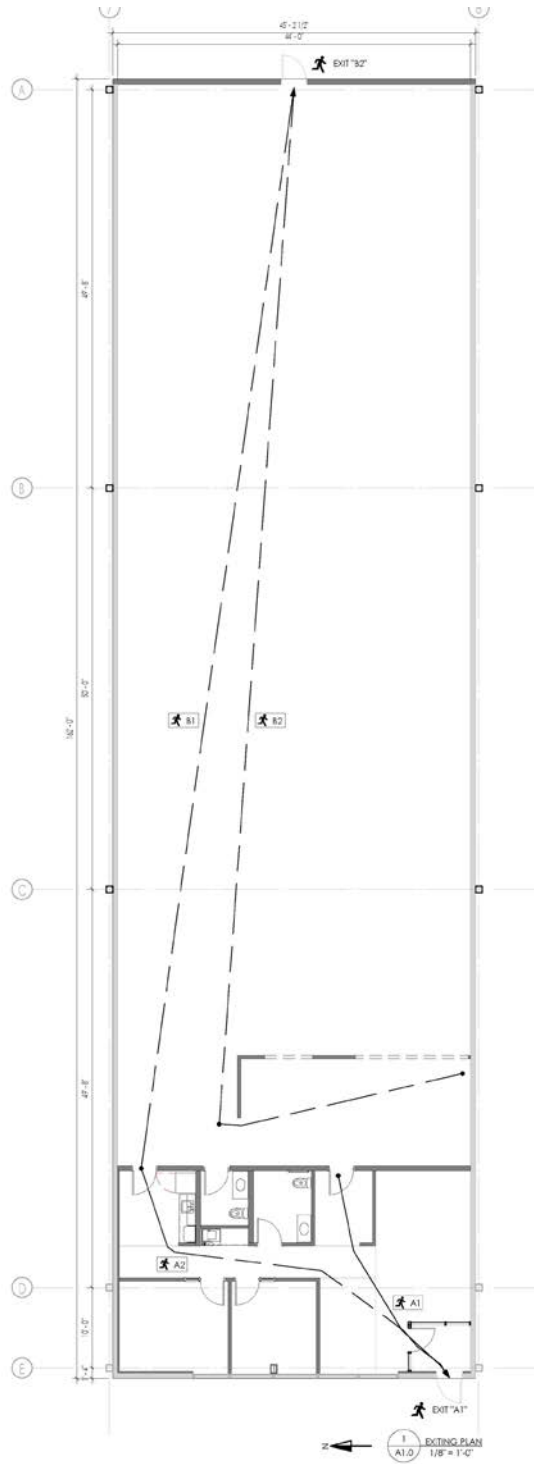
MUA:
10,000 CFM System (TBV)



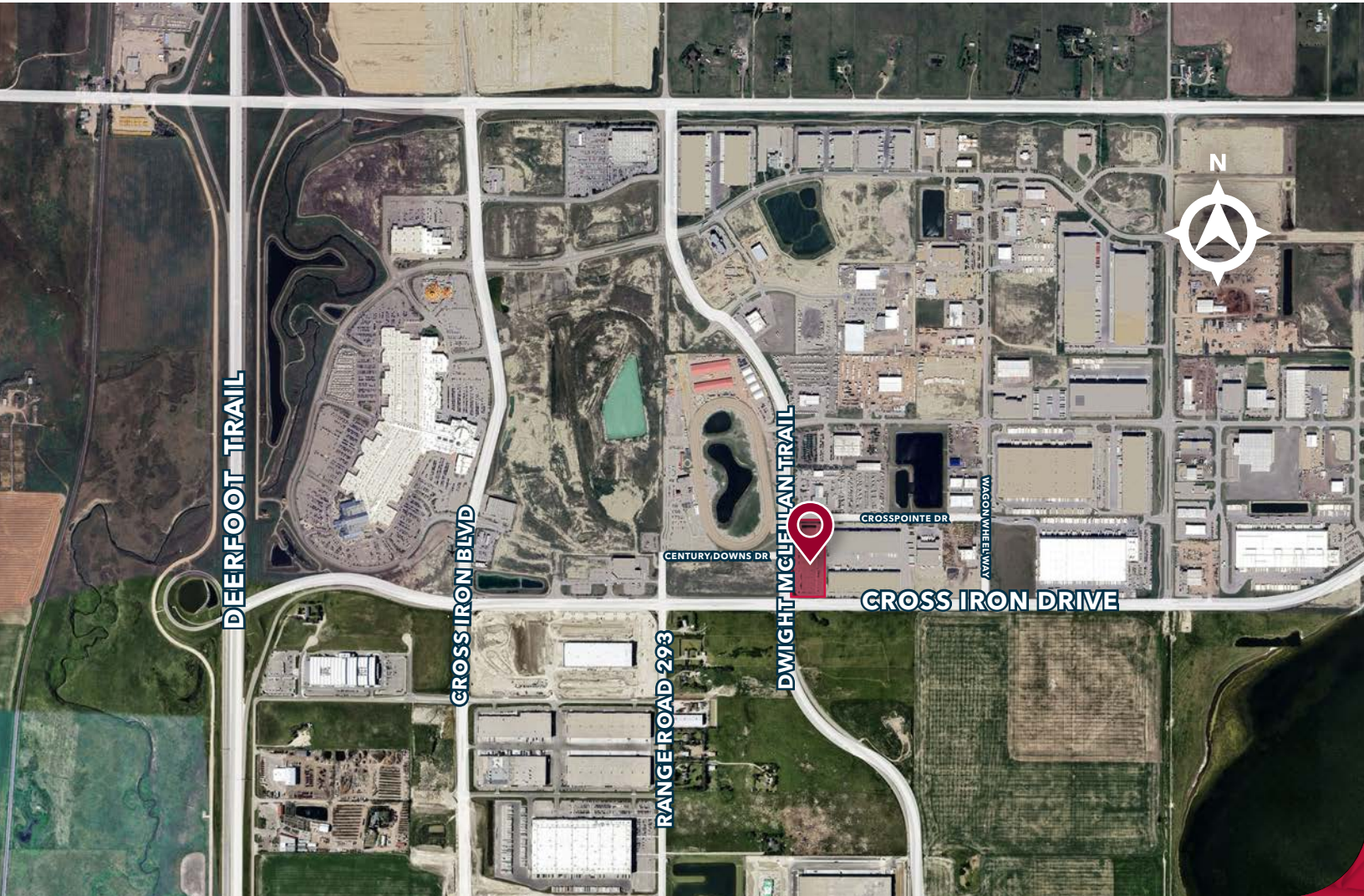
COMMENTS:

- » 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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