

# 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:**

May 1<sup>st</sup>, 2026

**SUBLEASE TERM:**

January 30<sup>th</sup>, 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:**

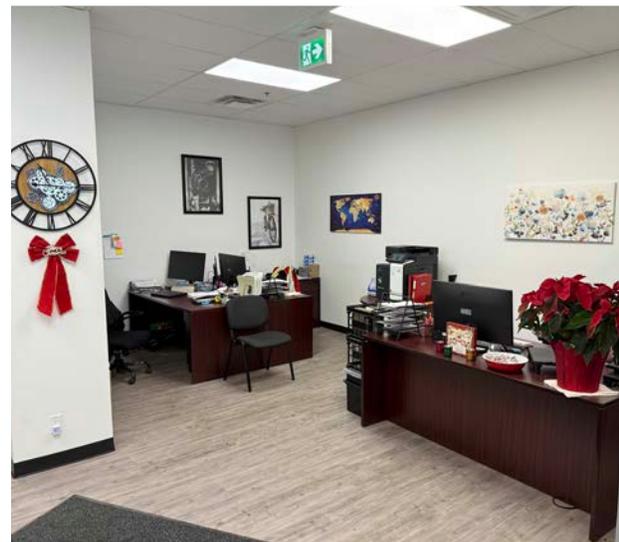
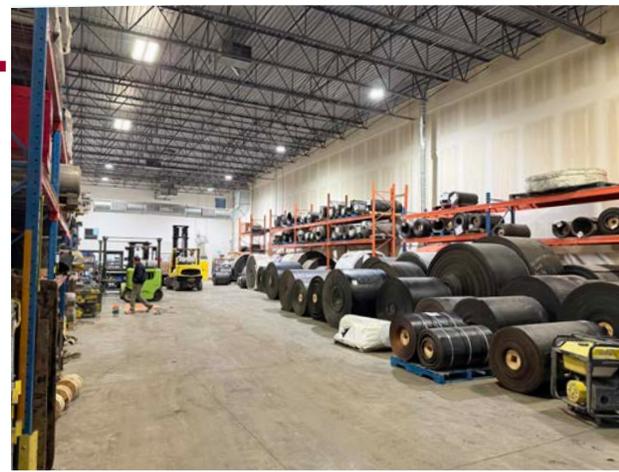
Seven (7) reserved stalls

**MUA:**

10,000 CFM System (TBV)

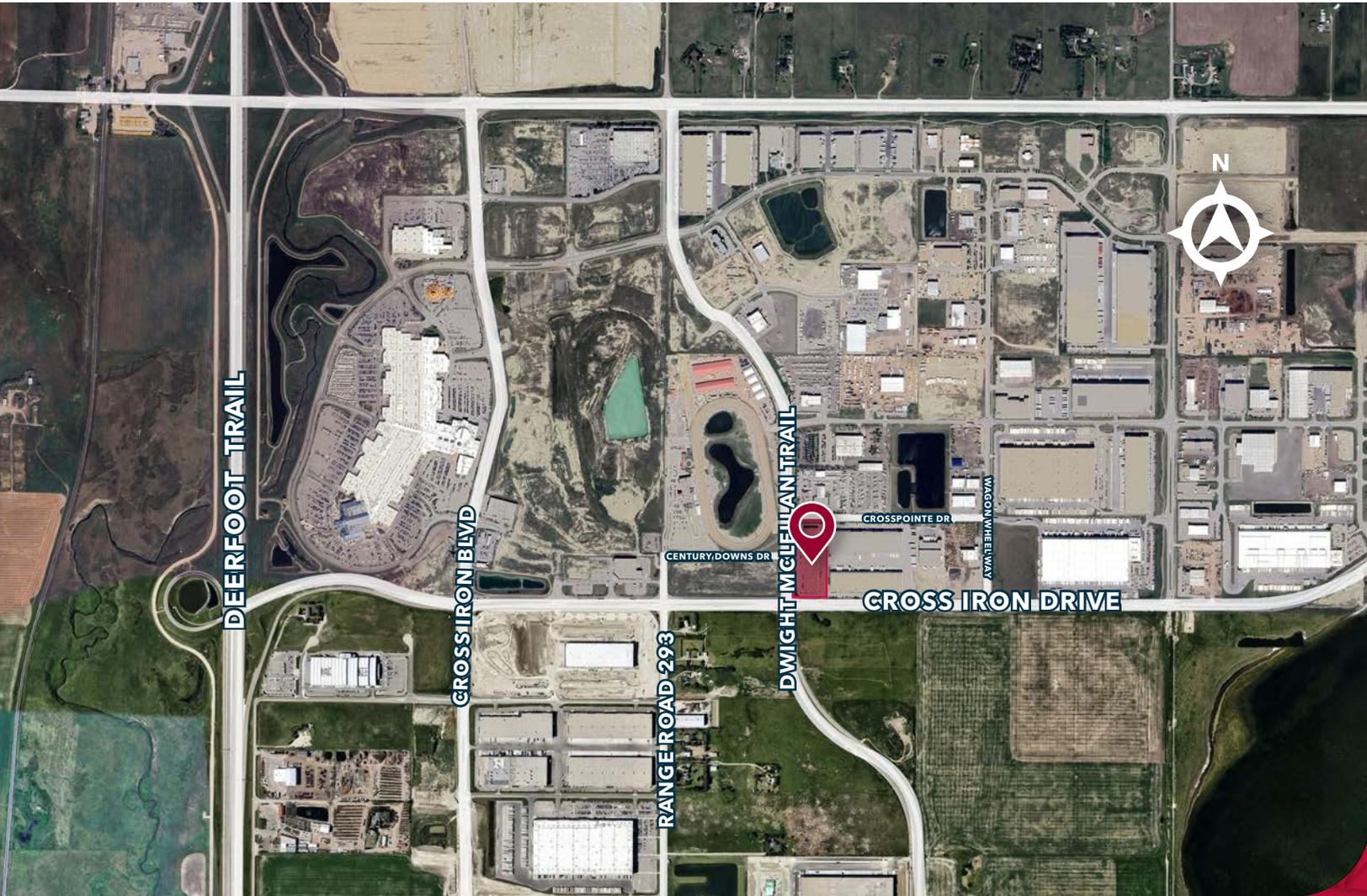
**COMMENTS:**

- » 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





# LOCATION



## CONTACT US



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