

**30 HIGH PLAINS TRAIL**

BALZAC, ALBERTA - FOR LEASE

UP TO 486,000 SF AT HIGH PLAINS INDUSTRIAL PARK,  
DEMISING OPTIONS AVAILABLE



PRESENTED BY

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# PROPERTY HIGHLIGHTS

30 HIGH PLAINS TRAIL

BALZAC, ALBERTA | T4A 0P7

- + State-of-the-art distribution and warehouse facility on 22.81 acres in High Plains Industrial Park
- + Landlord willing to demise premise to suit tenant requirements
- + The property offers potential for dual-load capabilities with 62 additional knock-out panels
- + Fenced and secured site with 240 SF, single occupant guard house
- + Convenient location with access to nearby transportation networks, a strong local labour force, and local amenities at Crossiron Mills Shopping Centre.
- + Highly efficient access to Highway 2 and the Stoney Trail / Calgary Ring Road, High Plains is ideally located to serve Calgary, Edmonton, and many cities throughout Western Canada.
- + Compelling real estate tax savings compared to the City of Calgary
- + Architectural design by Harris Architects, building built by Leeswood Construction
- + Precast concrete construction with insulated metal panels



**RE/MAX**  
COMMERCIAL  
PROPERTIES

Building Rentable Area Breakdown

±6,733

Office (SF)

±1,196

Shipping/Rec. Office (SF)

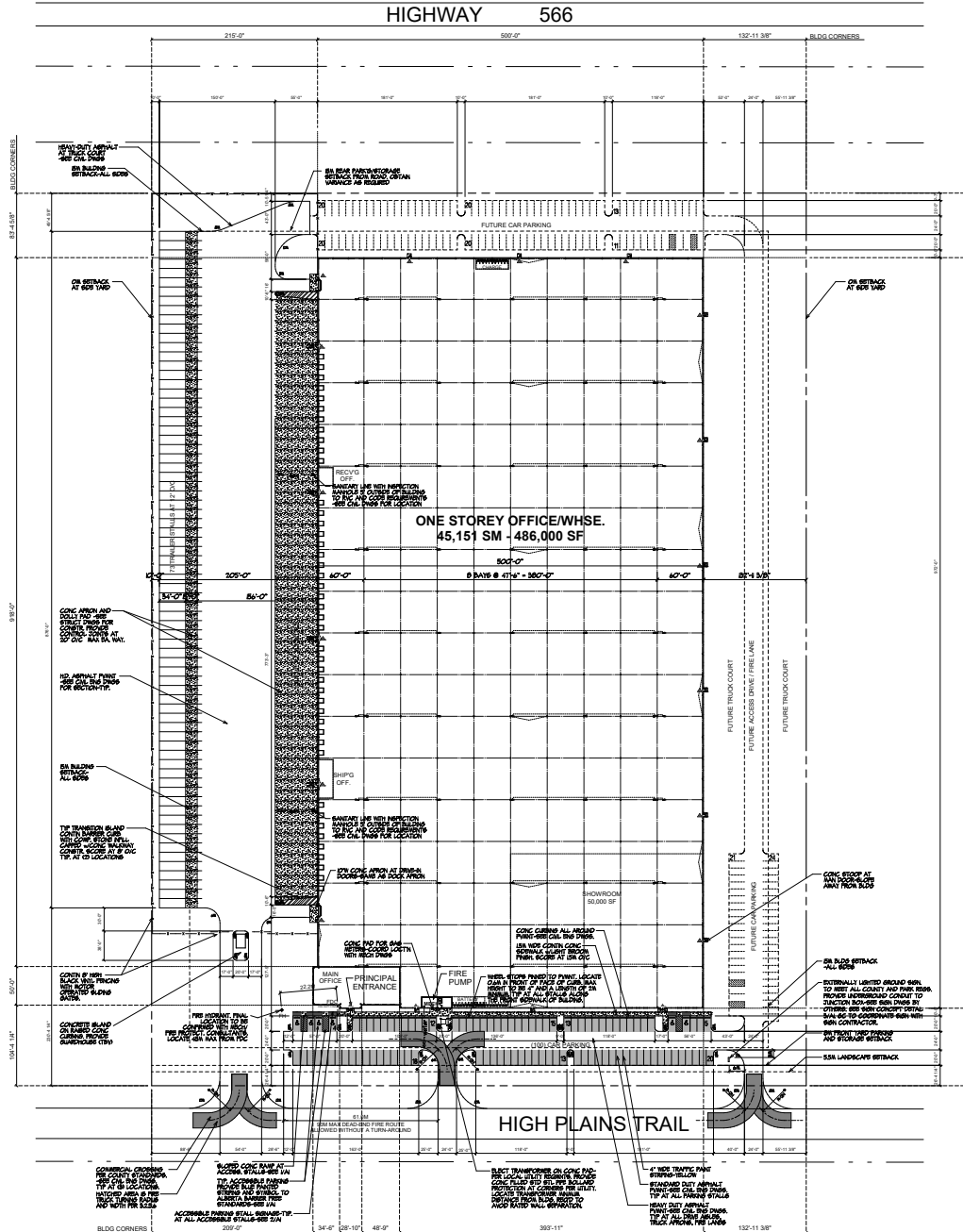
±478,071

Warehouse (SF)

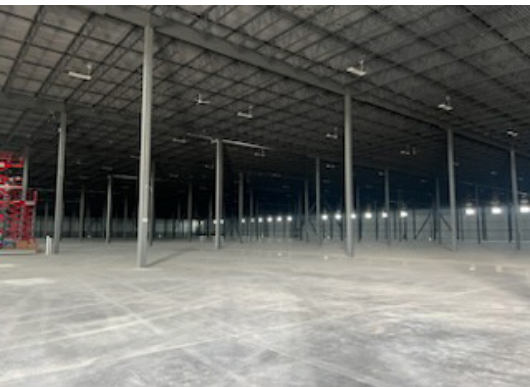
±486,000

Total (SF)

Building Floor Plan



# MIXED USE WAREHOUSE/OFFICE SPACE



	Office:	±6,733 SF
	Shipping/Rec. Office:	±1,196 SF
	Warehouse:	±478,071 SF
	<b>Total Rentable Area:</b>	<b>486,000 SF</b>
	*Landlord willing to demise premise	
<b>Rentable Area</b>		
Site Size	22.81 Acres	
Loading	44 x Dock, 2 x Drive-in (62 knock out panels)	
Ceiling Height	36'	
Building Depth	500'	
Column Spacing	55' x 48' with 60' Loading Bays	
Power	2,000 Amp, 600 Volt	
Trailer Parking	73 Stalls	
Car Parking	100+ Stalls	
Operating Costs	\$2.60 PSF Est.	
Lease Rate	Market	
Availability	June 2024	



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PROPERTY MANAGEMENT

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