

FIVE || 66

**OVER 65% SOLD ACROSS
BUILDINGS C & D**

**NOW SELLING BUILDINGS
A & B WITH FULL BUILDING
OPPORTUNITIES AVAILABLE**



Developed by

Beedie/

Marketed by

JLL

**292164 & 292152 WAGON WHEEL BLVD.
BALZAC, ALBERTA**

OPPORTUNITY

FIVE66 presents the first opportunity to purchase class “A” industrial condos in the Balzac region, greater Calgary’s fastest growing industrial area. Offering flexible opportunities from 10,209 SF up to 83,561 SF, each state-of-the-art unit will be equipped with industry-leading Beedie specifications including 28’ clear ceiling heights, ESFR sprinklers, column free design with dock and drive-in loading, and more. Purchasers will enjoy best-in-class construction, immediate access to major transportation routes, quick access to an abundance of surrounding amenities while benefiting from lower property tax and zero business tax in Rocky View County.

Take this opportunity to join companies such as Amazon, Lowes, Walmart, Sobeys, Home Depot and Sysco who have positioned their operations to benefit from the Balzac advantage.

Full building opportunities currently available in Buildings A & B at 83,562 SF and 75,866 SF respectively.



OCCUPANCY DATE

Buildings C & D: Q2 2024
Buildings A & B: Q3 2024



ZONING

DC-99, Cell A

BUILDING FEATURES

- ◆ **CONSTRUCTION**
Concrete tilt-up insulated panels

◆ **CEILING HEIGHT**
28' clear

◆ **LIGHTING**
High efficiency LED fixtures

◆ **MEZZANINE**
Structural steel mezzanine complete with guard rail & designed to 100 lbs/SF floor load capacity
- ◆ **POWER**
200 amps at 347/600 volts per bay

◆ **HEATERS**
Gas-fired unit heaters

◆ **FLOOR LOAD**
500 lbs/SF live load warehouse floor load capacity

◆ **INTERIOR WAREHOUSE**
A minimum of two 6'x6' skylights per bay with interior walls painted white for greater illumination
- ◆ **LOADING**
Various loading configurations available

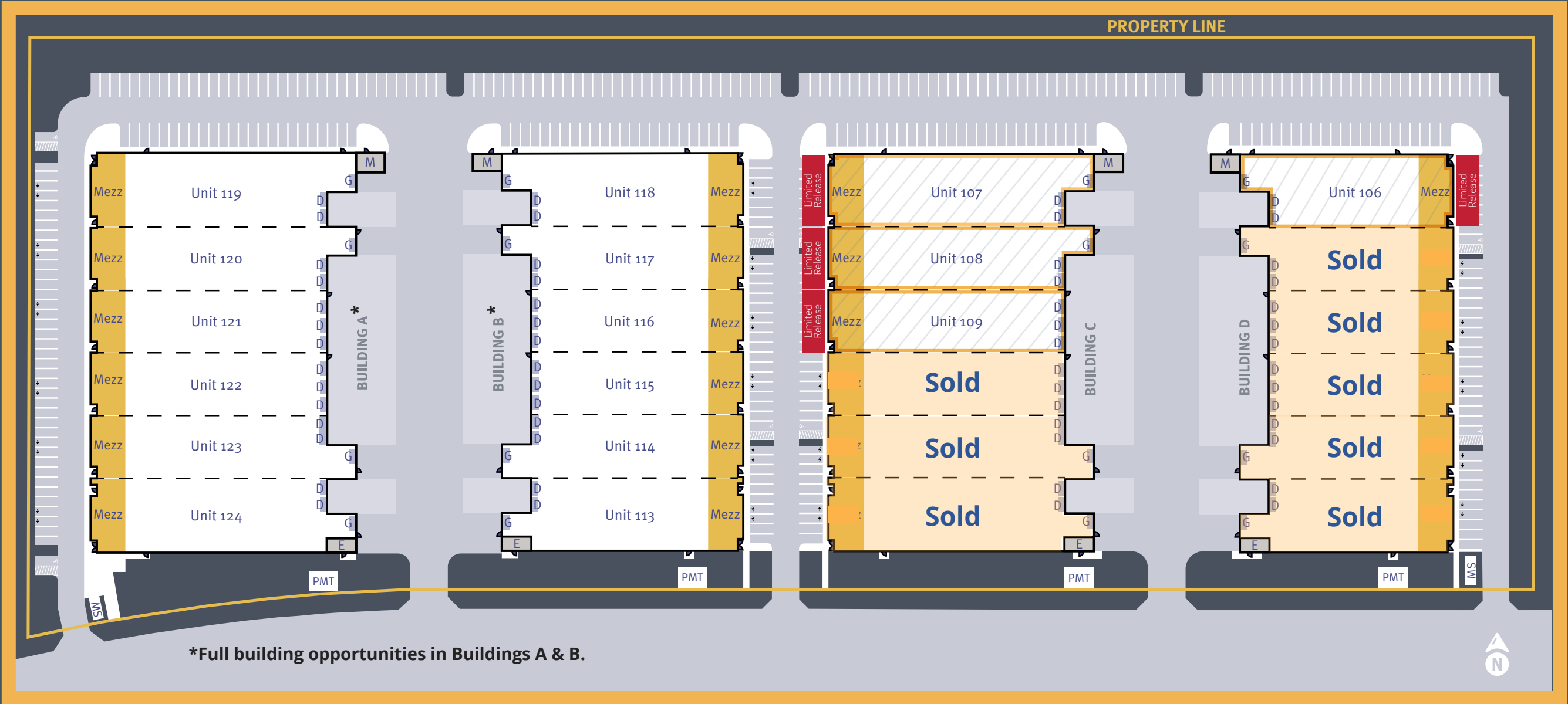
◆ **RECIRCULATION FANS**
Ceiling fans located near loading doors

◆ **SPRINKLERS**
ESFR sprinkler system

◆ **SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion



SITE PLAN



UNIT BREAKDOWN

 = LIMITED RELEASE
 = SOLD / UNDER CONTRACT

BLDG A	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
119	14,047	1,902	15,949	-	2 D, 1 G	18 Stalls
120	11,681	1,616	13,297	-	2 D, 1 G	15 Stalls
121	11,019	1,617	12,636	-	3 D	15 Stalls
122	11,018	1,617	12,635	-	3 D	15 Stalls
123	11,766	1,617	13,383	-	2 D, 1 G	16 Stalls
124	13,755	1,907	15,662	-	2 D, 1 G	16 Stalls
TOTAL	73,286	10,276	83,562	-	14 D, 4 G	95 Stalls

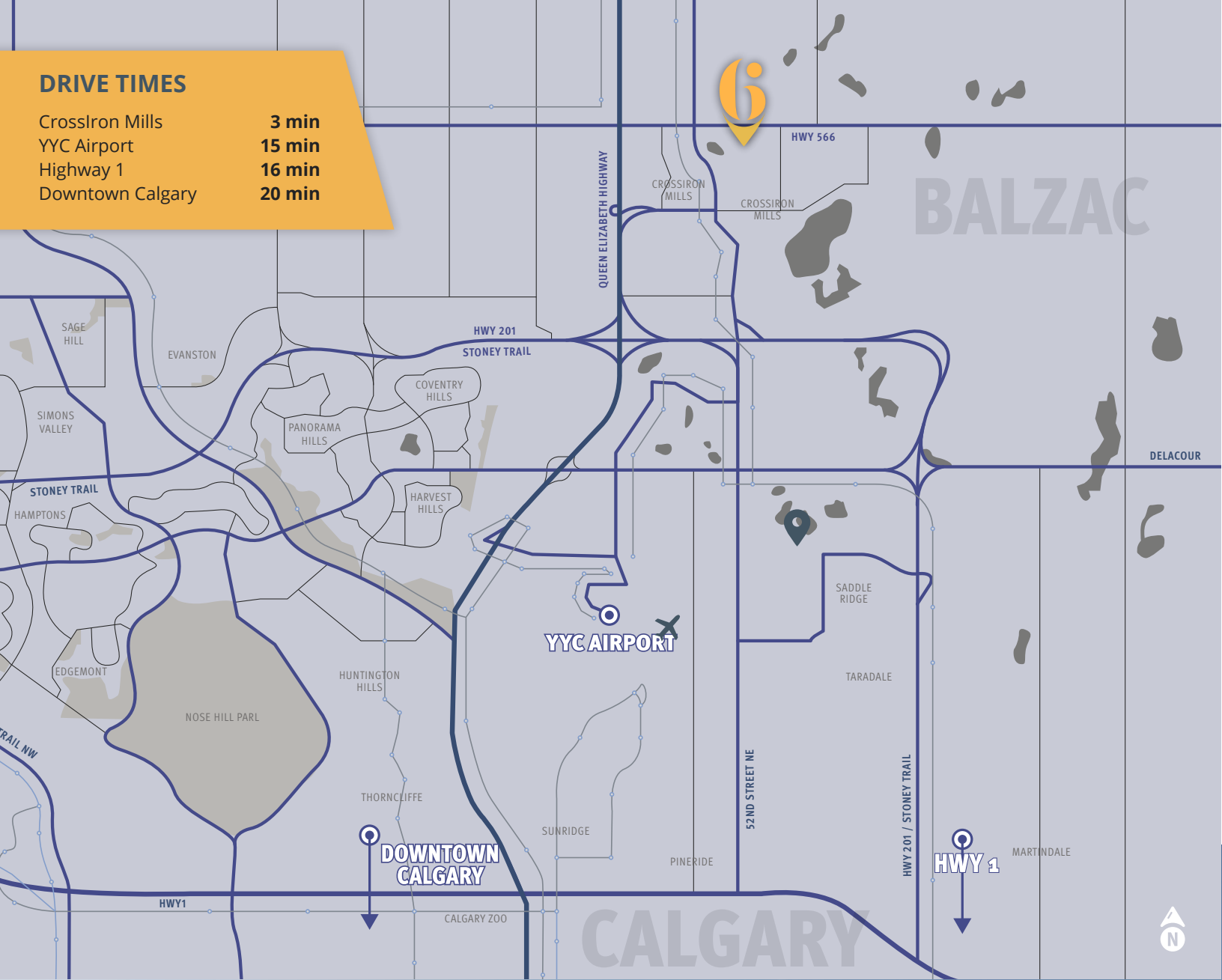
BLDG B	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
113	12,214	1,880	14,094	-	2 D, 1 G	17 Stalls
114	10,636	1,618	12,254	-	2 D, 1 G	15 Stalls
115	9,884	1,618	11,502	-	3 D	14 Stalls
116	9,884	1,617	11,501	-	3 D	14 Stalls
117	10,530	1,616	12,146	-	2 D, 1 G	15 Stalls
118	12,494	1,875	14,369	-	2 D, 1 G	17 Stalls
TOTAL	65,642	10,224	75,866	-	14 D, 4 G	92 Stalls

BLDG C	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING	
107	<div></div> 13,832	1,873	15,704	\$255	2 D, 1 G	19 Stalls	Limited Release
108	<div></div> 11,728	1,616	13,344	\$245	2 D, 1 G	16 Stalls	Limited Release
109	<div></div> 11,021	1,620	12,640	\$245	3 D	14 Stalls	Limited Release
110	Sold						
111	Sold						
112	Sold						
TOTAL	36,581	5,109	41,688	-	7 D, 2 G	49 Stalls	

BLDG D	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING	
101	Sold						
102	Sold						
103	Sold						
104	Sold						
105	Sold						
106	<div></div> 10,972	1,875	12,847	\$260	2 D, 1 G	18 Stalls	Limited Release
TOTAL	10,972	1,875	12,847	\$260	2 D, 1 G	18 Stalls	

DRIVE TIMES

CrossIron Mills	3 min
YYC Airport	15 min
Highway 1	16 min
Downtown Calgary	20 min



LOCATION

Balzac continues to be the fastest growing submarket in the Greater Calgary Area (GCA), representing 30% of all new inventory built in the past 3 years, and 51% of current under construction product. This trend is projected to continue as the Balzac advantage of lower property taxes and general cost PSF remains second to none. It is forecasted 58% of all new construction in the GCA in the coming 3 years will be in Balzac as the industry gears up to meet the area’s demand, thus proving that developers and occupants alike see national cost benefits in the region.



"Balzac's First Distribution Condominium Project"

AMENITIES

Located just minutes from Calgary's city limits and 10 minutes from the Calgary International Airport, FIVE66 is located in the heart of Balzac with immediate access to Highway 566, McLellan Trail and QEII (Deerfoot). Your employees will appreciate the close proximity to CrossIron Mills Shopping Centre (Alberta’s largest outlet mall with over 200 stores) with quick access to restaurants, quick serve food and gas stations.

MARKET UPDATE

The Calgary industrial market is in the middle of a robust, upward trending growth cycle. In 2022 alone, the market had just under 8.0M SF of positive absorption which brought the overall vacancy rate to 1.5%. Due to high demand in the market, construction continues to be strong, bringing on nearly 1.5M SF of new construction last quarter. With the lowest gross rents of any major market in Canada and the ability to accommodate users of all sizes, the GCA has become of the premier destination as Western Canada’s distribution hub. Strategically located to offer single day trucking to all major western Canadian markets, Calgary has become a true force in the distribution business.

ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada’s largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie’s vertically integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship-building enables the company to deliver projects that drive commercial value.

As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.



STATISTICS

- Inventory Pipeline**
Currently there is 5.67M SF of inventory under construction in the GCA, of which roughly 2.9M SF is in the Balzac region. Overall net absorption has outpaced deliveries for three straight years now.
- Industrial Vacancy**
The GCA vacancy rate is the lowest it’s been in decades, averaging below 2% in 2022.

SIGNAGE

CONTACT

RYAN HANEY
Executive Vice President, Industrial
403 456 2221
ryan.haney@jll.com

CAREY KOROLUK
Vice President, Industrial
403 456 2346
carey.koroluk@jll.com

MARSHALL TONER
Executive Vice President, Industrial
403 456 2214
marshall.toner@jll.com



The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. E.&O.E. ©2020 Jones Lang LaSalle. All rights reserved. *Personal Real Estate Corporation