



**HUB
LOGISTICS
CENTRE**

For Lease



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Opportunity

Hub Logistics Centre

Building 2

292031 Wagon Wheel Blvd, Rocky View County

Now leasing is Anthem's new Building 2 at Hub Logistics Centre. Located in the Balzac Industrial Area of Rocky View County, this 37 acre development site provides occupiers with a fantastic opportunity to cultivate their business in a new A-Class industrial complex. Hub Logistics Centre features state-of-the-art industrial design, including 36' clear heights, precast concrete and insulated metal panel construction and ample trailer parking to accommodate today's modern logistics requirements.

Occupiers within this project will enjoy an excellent location with convenient access to Deerfoot Trail, the QEII, and the Stoney Trail Ring Road with quick access to YYC International Airport and various access points in and out of Calgary. Tenants will enjoy the area's competitive economic advantages relative to other major Canadian markets as well as the local advantages afforded by the business-centric policies of Rocky View County.

Hub Logistics Centre has been designed for today's occupiers and with the future in mind for those of tomorrow, featuring the following sustainable elements:

- Enhanced thermal rating throughout roof and building envelope
- Solar-ready roof structure
- Motion-activated LED high-bay lighting
- EV conduit installed to passenger parking areas
- Use of low VOC emitting construction materials
- Non-irrigated landscape
- Use of drought-resistant plant material

Building 2

Building 1

Range Road 292

Wagon Wheel Blvd



Property Details

Base Building Package

Lease Rate

By proposal

Op Costs & Taxes

\$2.97 PSF (2025 est.)

- Full height, insulated demising wall c/w one-hour fire rating
- Est. 400A @ 600V, 3-phase main tenant electrical service c/w 45 KVA step-down transformer and 120/208V subpanel
- Wire and connect all existing base building equipment to tenant electrical service
- Est. one (1) ton of HVAC per 400 sf of tenant office area up to 4% total build-out

Features

Completion Date

October 1, 2024

Building Size

315,920 sf

Available Area

315,920 sf

Building Depth

330'

Typical Column Grid

56'x45'

Staging Bay Depth

60'

Building Envelope

Pre-cast concrete and insulated metal panel

Floor Slab

8" slab on grade c/w 25kg/m³ steel fiber reinforcing (28 MPa) and 20,000lb point load

Roof

Ballasted EPDM membrane

Clear Height

36'

Loading

- 54 DK (9'x10') c/w 40,000lb hydraulic levelers
- 2 DI (14'x16')

Zoning

DC99 – Cell C

Sprinklers

ESFR (K-17)

Lighting

High efficiency LED fixtures

HVAC

- Warehouse: Suspended OH gas-fired units and radiant heating
- Office: Roof-top units

Power

2,000A @ 347/600V 3 phase main service

Trailer Parking

Up to 41 stalls

POTENTIAL ADDITIONAL
TRAILER PARKING
(APPROX. 2.7 ACRES)

WAGON WHEEL BLVD

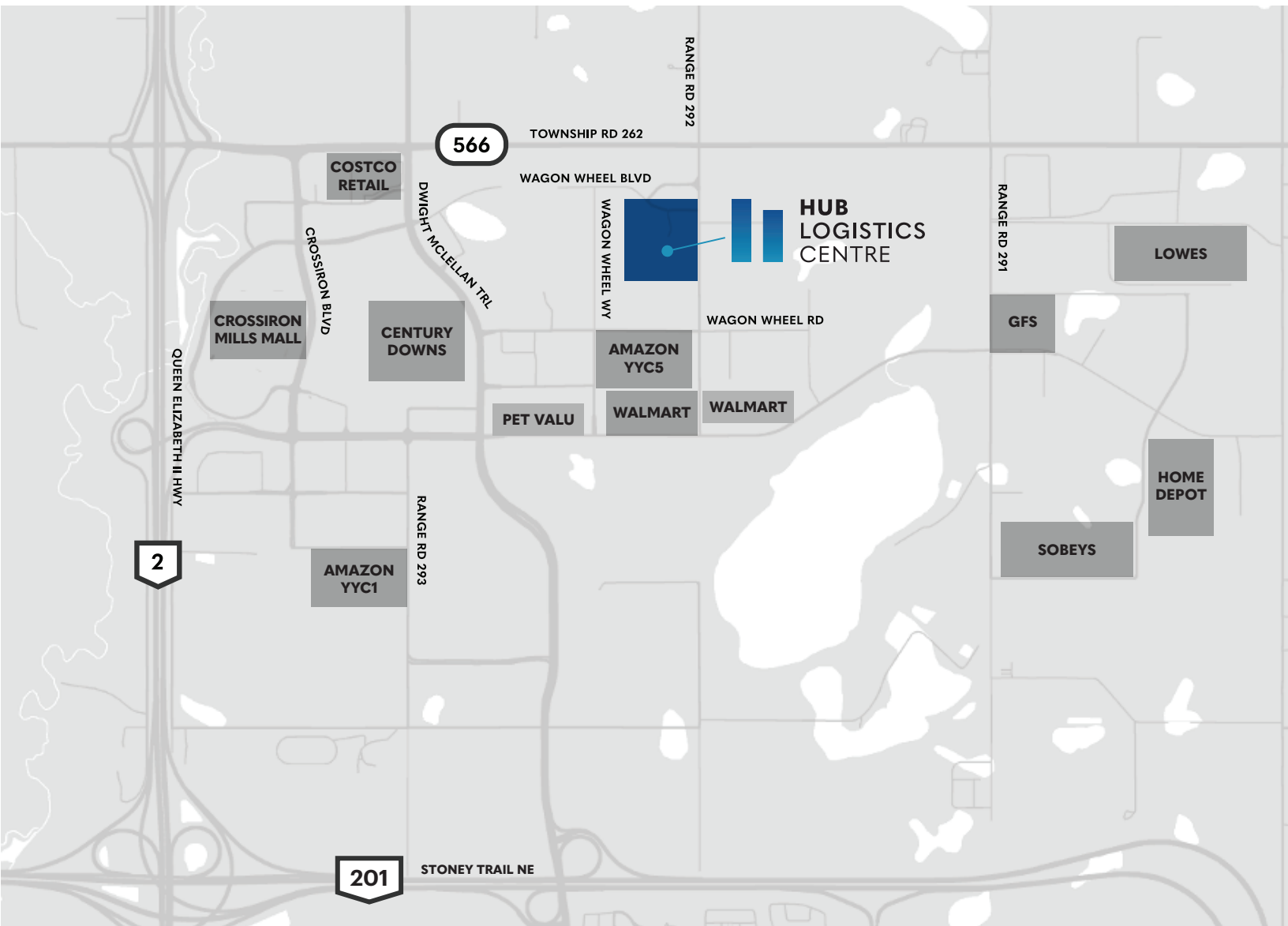
RANGE ROAD 292

BUILDING 1
± 369,740 SF
36' CLEAR
Leased

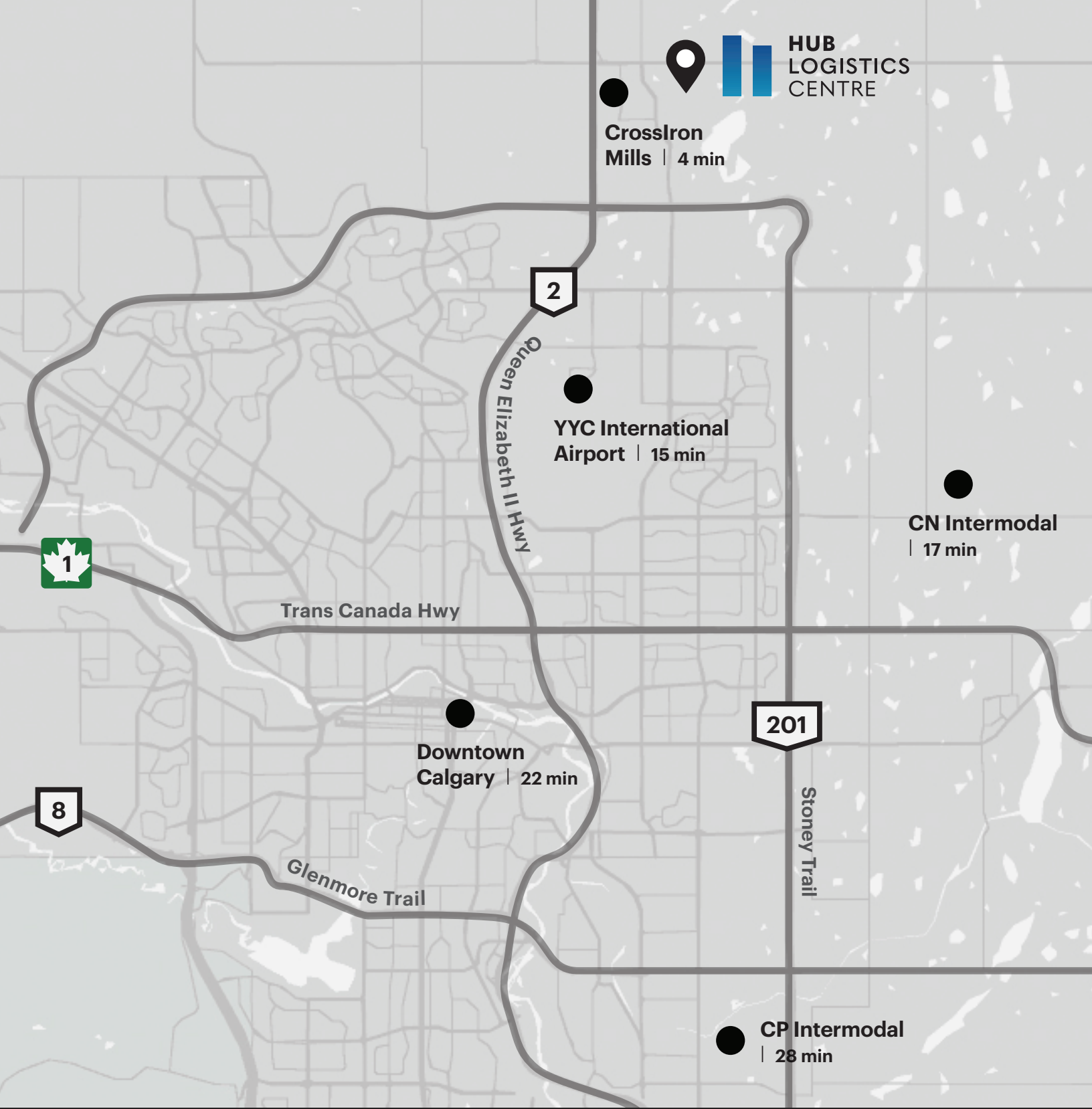
Available
315,920 sf



Location & Photos







Proudly Developed and Operated by



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