

For Lease

292039 Wagon Wheel Blvd, Rocky View County

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Opportunity

Hub Logistics Centre

292039 Wagon Wheel Blvd
Rocky View County

Hub Logistics Centre is a new Class A industrial development in the Balzac area of Rocky View County, designed for efficient, modern logistics operations. Building 1 is now leasing with flexible demising from 55,440 to 221,528 sf, 36' clear heights, precast and insulated metal panel construction, and generous trailer parking. With direct access to Deerfoot Trail, QEII, Stoney Trail, and quick connectivity to YYC International Airport, the site offers seamless regional and national distribution reach.

Built with long-term performance in mind, sustainable features include:

- High-performance roof and envelope
- Solar-ready roof structure
- Motion-activated LED high-bay lighting
- EV-ready conduit to parking areas
- Low-VOC construction materials
- Non-irrigated, drought-resistant landscaping



Building Details

Base Building Package

Lease Rate	Op Costs & Taxes & Mgmt
By proposal	\$3.32 (2026 est.)

Landlord’s Work

- Demising wall to be insulated, one-hour fire-rated, taped, and primed—ready for paint.
- Estimated 400A at 600V, 3-phase main tenant electrical service to be provided, complete with a 45 KVA step-down transformer and 120/208V subpanel.

Features

Available Area
221,528 sf

Building Depth
330’

Typical Column Grid
56’x45’

Staging Bay Depth
60’

Building Envelope
Pre-cast concrete (R-20) and insulated metal panel (R-28)

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

Roof
Ballasted EPDM membrane (R-42)

Clear Height
36’

Zoning
DC99 – Cell C

Sprinklers
ESFR (K-25)

Lighting
High efficiency motion sensed LED fixtures

HVAC
• Warehouse: Suspended OH gas-fired units and radiant heating in staging bay
• Office: Roof-top units

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

Trailer Parking
Up to 25 stalls

Vehicle Parking
1.01/1,000 sf
5 EV Capable Stalls

Available May 1, 2026



Premises Details

Features

Available Area

221,528 sf

Existing Office Buildout

2,660 sf

Loading

37 Dock Doors (9'x10') c/w 40,000lb hydraulic levelers

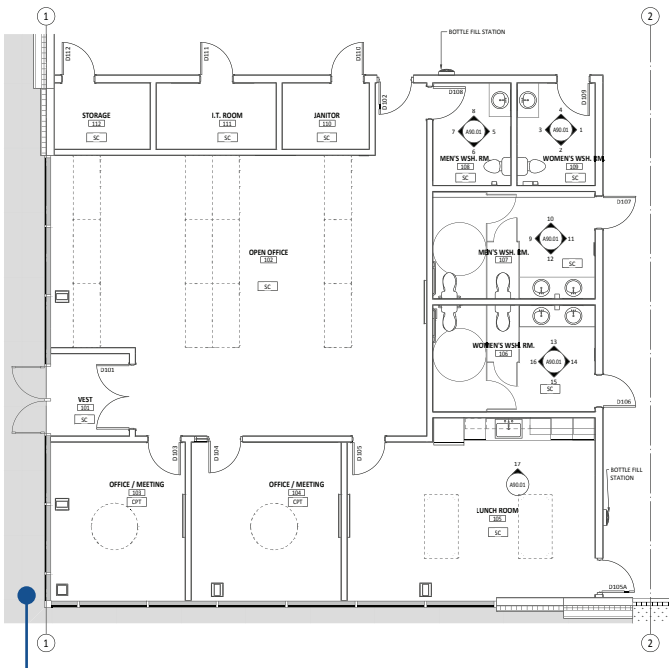
1 Drive in Door (14' x 16') c/w electric openers

Premises Power

600A @ 347/600v, 3 phase

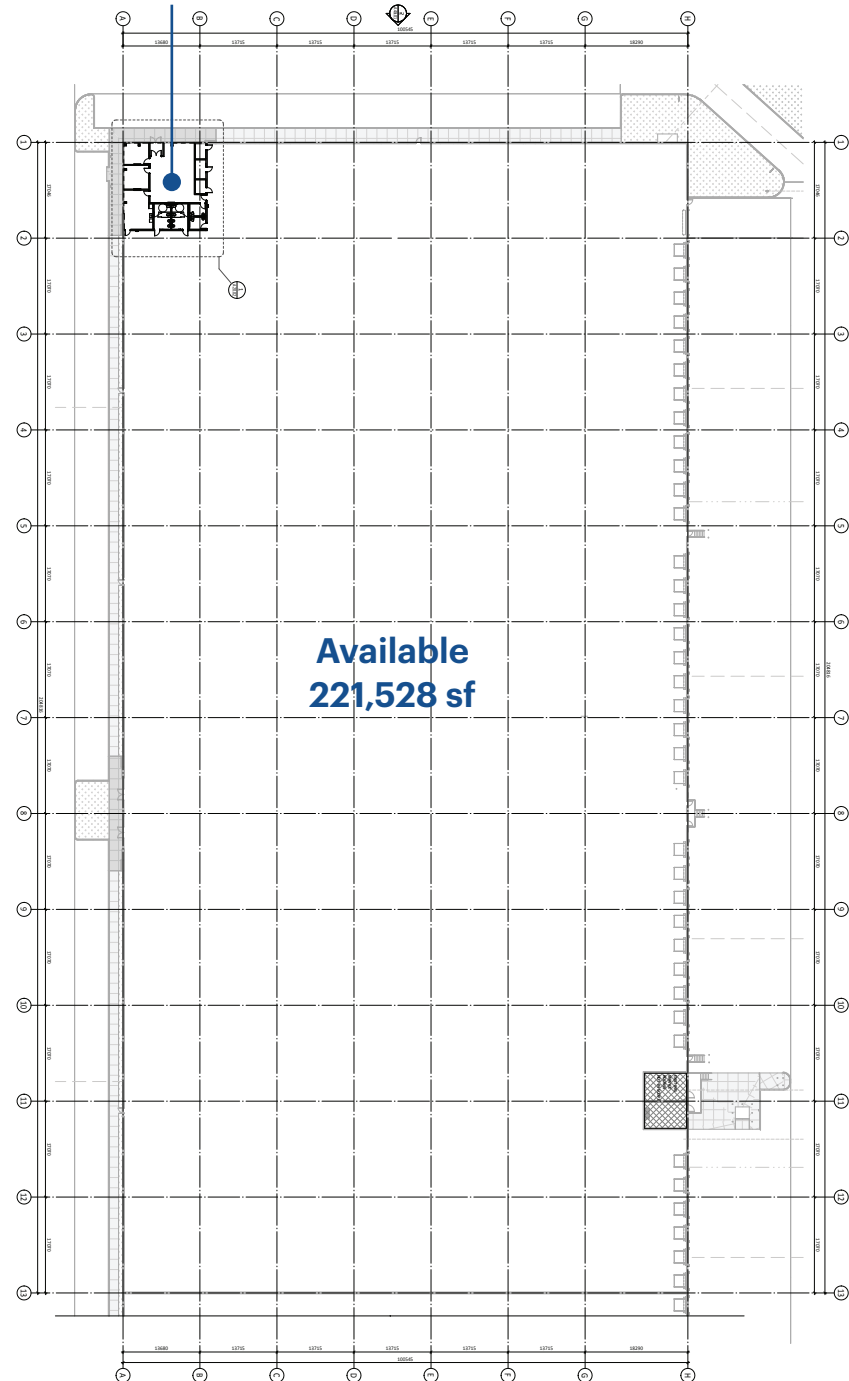
Forklift Charging

4 x 600v, 3 phase - 15a power connection infrastructure



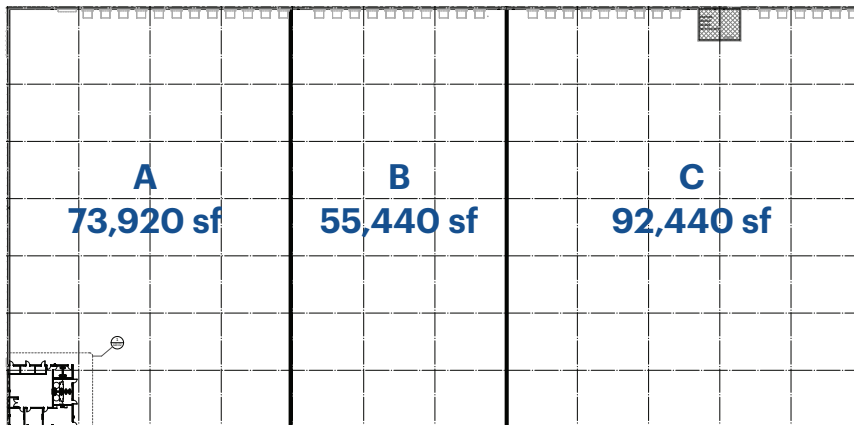
Existing Office Buildout

Existing Office Buildout



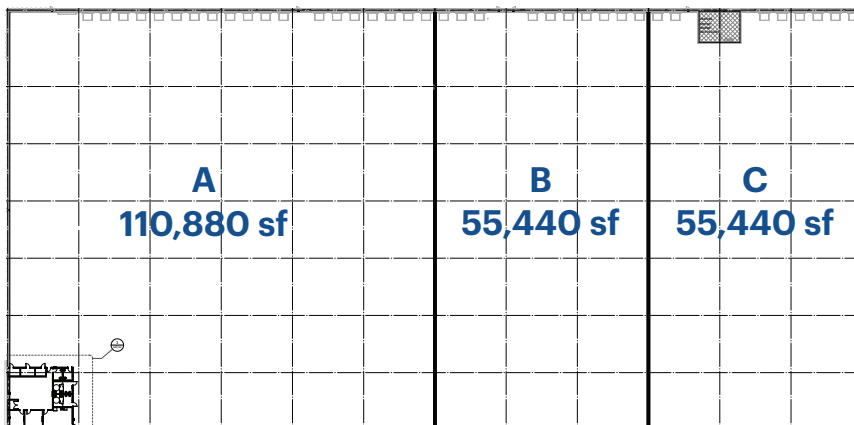
Potential Demising Options*

Option 1



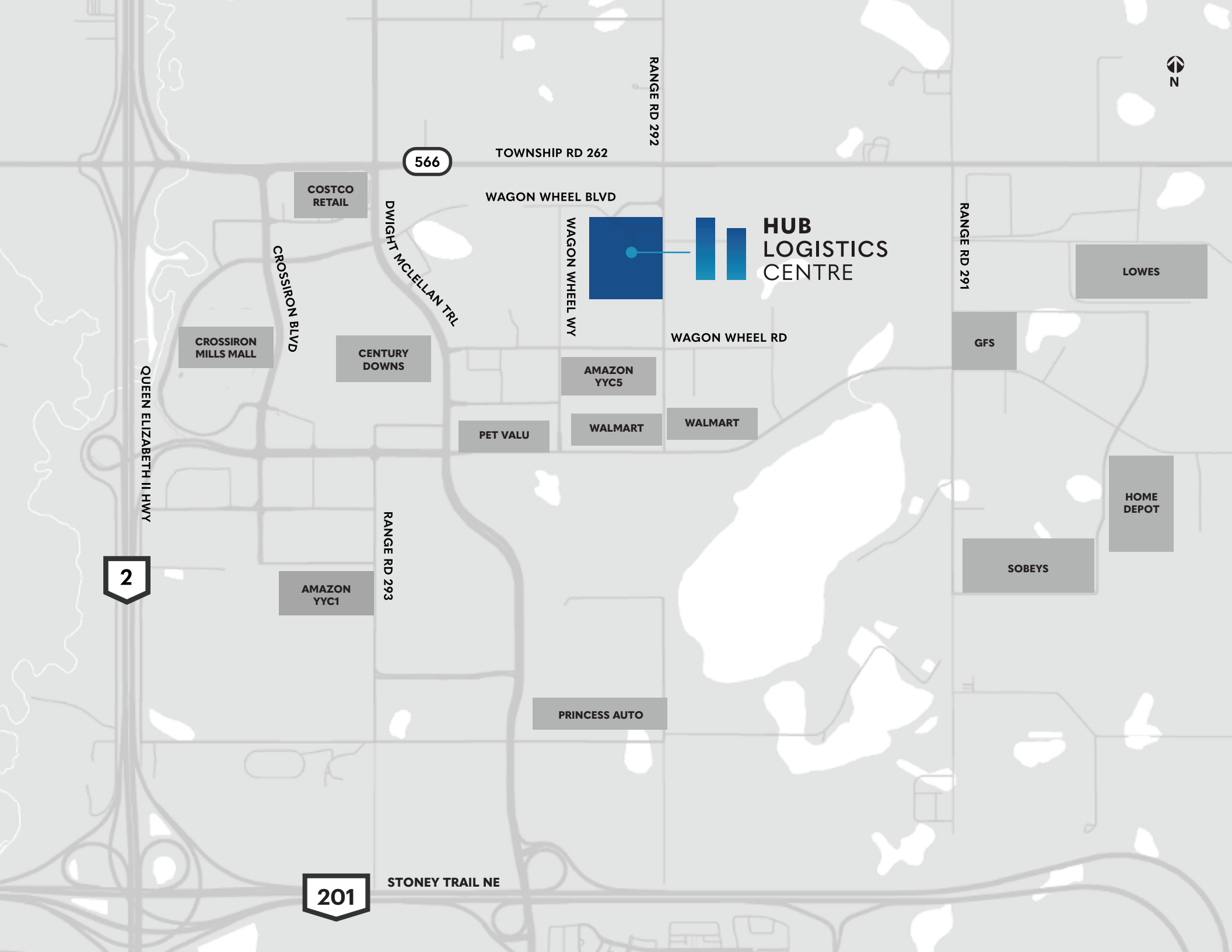
Unit	Warehouse (sf)	Office (sf)	Total (sf)
A	71,260	2,660	73,920
B	55,440	Build to suit	55,440
C	92,440	Build to suit	92,440

Option 2



Unit	Warehouse (sf)	Office (sf)	Total (sf)
A	108,220	2,660	110,880
B	55,440	Build to suit	55,440
C	55,440	Build to suit	55,440

*Additional demising options possible, contact landlord for more information.



566

TOWNSHIP RD 262

RANGE RD 292

COSTCO
RETAIL

WAGON WHEEL BLVD

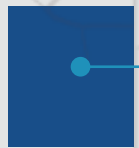
DWIGHT MCLELLAN TRL

CROSSIRON BLVD

CROSSIRON
MILLS MALL

CENTURY
DOWNS

WAGON WHEEL WY



HUB
LOGISTICS
CENTRE

WAGON WHEEL RD

AMAZON
YYC5

PET VALU

WALMART

WALMART

RANGE RD 291

LOWES

GFS

HOME
DEPOT

SOBEYS

QUEEN ELIZABETH II HWY

2

RANGE RD 293

AMAZON
YYC1

PRINCESS AUTO

201

STONEY TRAIL NE







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V 01/05/26

