



For Lease

292039 Wagon Wheel Blvd, Rocky View County



D'Arcy Brown
Director, Industrial
403 850 1251
dbrown@anthemproperties.com

Sean Day
Vice President, Industrial
403 604 0811
sday@anthemproperties.com

Anthem 

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	Zoning DC99 – Cell C
Building Depth 330'	Sprinklers ESFR (K-25)
Typical Column Grid 56'x45'	Lighting High efficiency motion sensor LED fixtures
Staging Bay Depth 60'	HVAC <ul style="list-style-type: none"> Warehouse: Suspended OH gas-fired units and radiant heating in staging bay Office: Roof-top units
Building Envelope Pre-cast concrete (R-20) and insulated metal panel (R-28)	Building Power 2,000A @ 347/600V 3 phase main service
Floor Slab 8" slab on grade c/w 25kg/m ³ steel fiber reinforcing (28 MPa) and 20,000lb point load	Trailer Parking Up to 25 stalls
Roof Ballasted EPDM membrane (R-42)	Vehicle Parking 1.01/1,000 sf 5 EV Capable Stalls
Clear Height 36'	

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

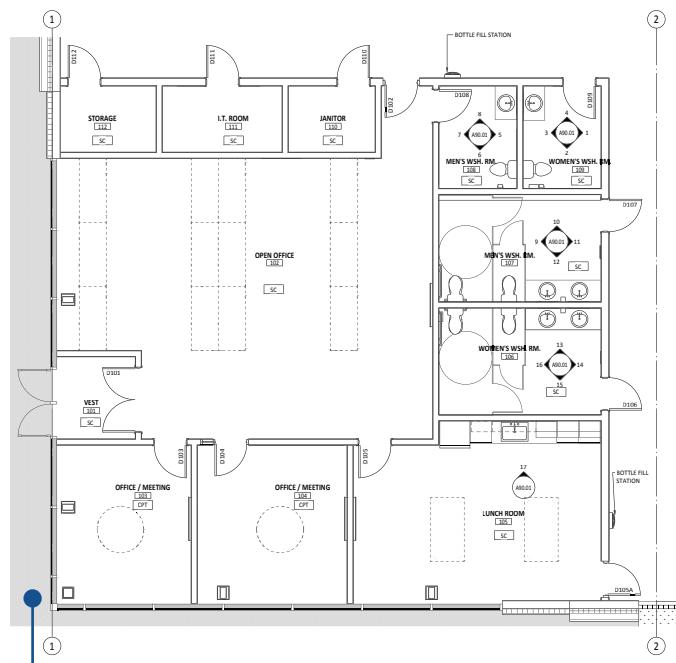
1 Drive in Door (14' x 16') c/w electric openers

Premises Power

600A @ 347/600v, 3 phase

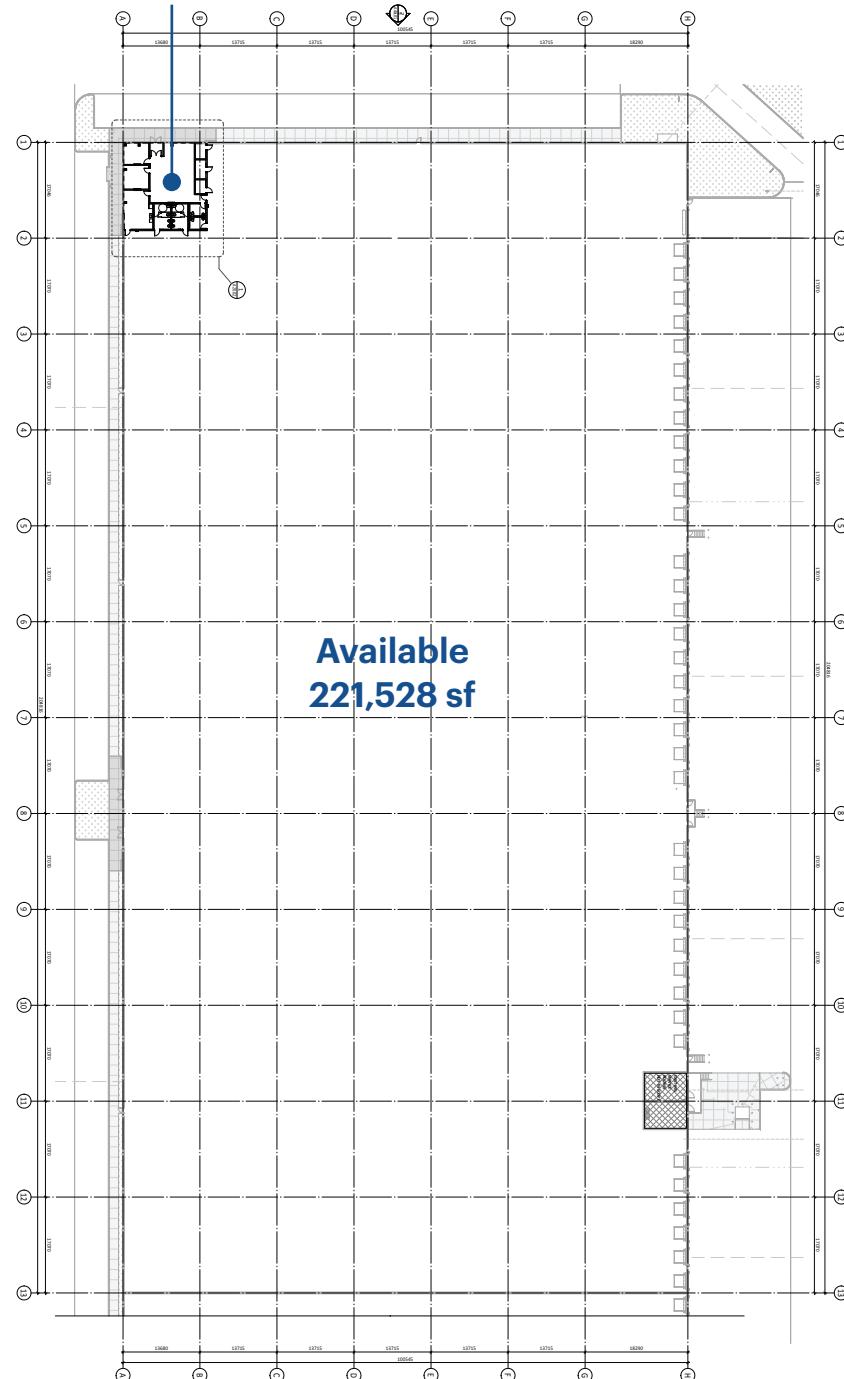
Forklift Charging

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



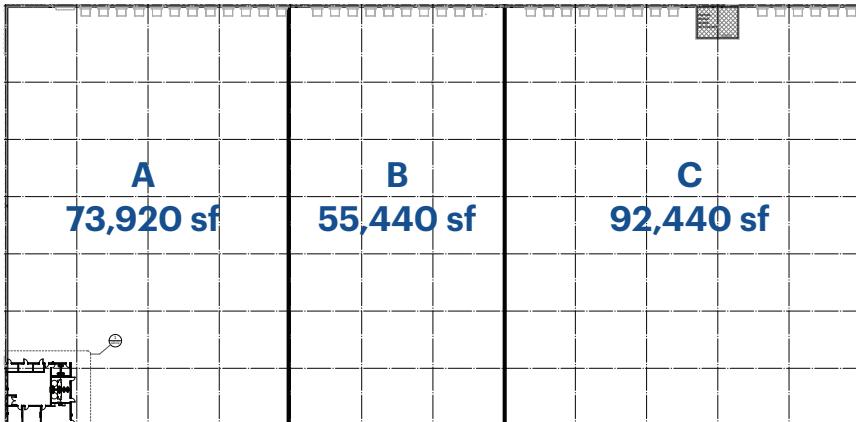
Existing Office Buildout

Existing Office Buildout



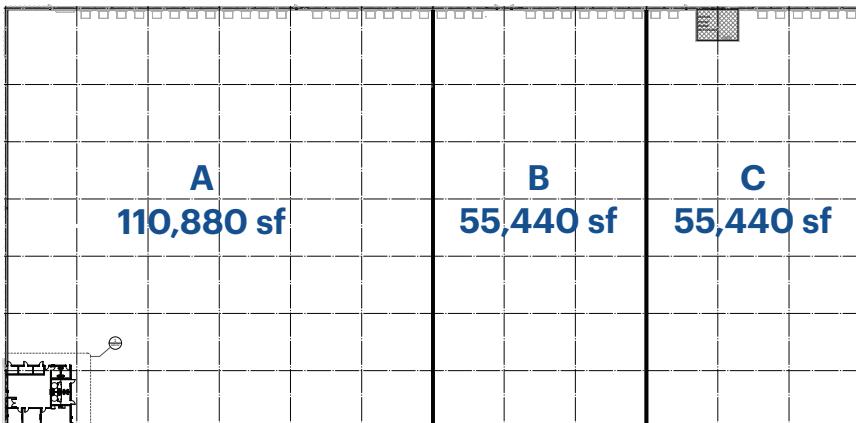
Potential Demising Options*

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.

 N

HUB LOGISTICS CENTRE

RANGE RD 292

TOWNSHIP RD 262

WAGON WHEEL BLVD

566



WAGON WHEEL RD

AMAZON YYC5

WALMART

WALMART

RANGE RD 291

LOWES

GFS

HOME DEPOT

SOBEYS

COSTCO RETAIL

CROSSIRON BLVD

CENTURY DOWNS

CROSSIRON MILLS MALL

RANGE RD 293

PET VALU

AMAZON YYC1

PRINCESS AUTO

2

201

STONEY TRAIL NE



360°
Tours





360°
Tours





Contact

D'Arcy Brown
Director, Industrial
403 850 1251
dbrown@anthemproperties.com

Sean Day
Vice President, Industrial
403 604 0811
sday@anthemproperties.com

Calgary Office
430, 1015 4 St SW
Calgary, AB T2R 1J4
Phone 403 265 6180

anthemproperties.com



The developer reserves the right to make changes and modifications to the information contained herein. Maps, views, photography, and renderings are representational only and are not necessarily accurate, and final design, construction, and features may differ. Site plans and availability are subject to change without notice. Please contact a developer leasing representative for details. E. & O.E.

V 01/05/26

