



For Lease





Opportunity

Hub Logistics Centre

Building 2

292031 Wagon Wheel Blvd, Rocky View County

Coming in Q2 2024 is Building 2 at Anthem's anticipated Hub Logistics Centre. Located in the Balzac Industrial Area of Rocky View County, this 37 acre development site will provide occupiers with a fantastic opportunity to cultivate their business in a new A-Class industrial complex. Hub Logistics Centre will feature 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



Property Details

Base Building Package

Lease Rate

By proposal

Op Costs & Taxes

\$2.48 psf (2023 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

Building 2 Q2 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

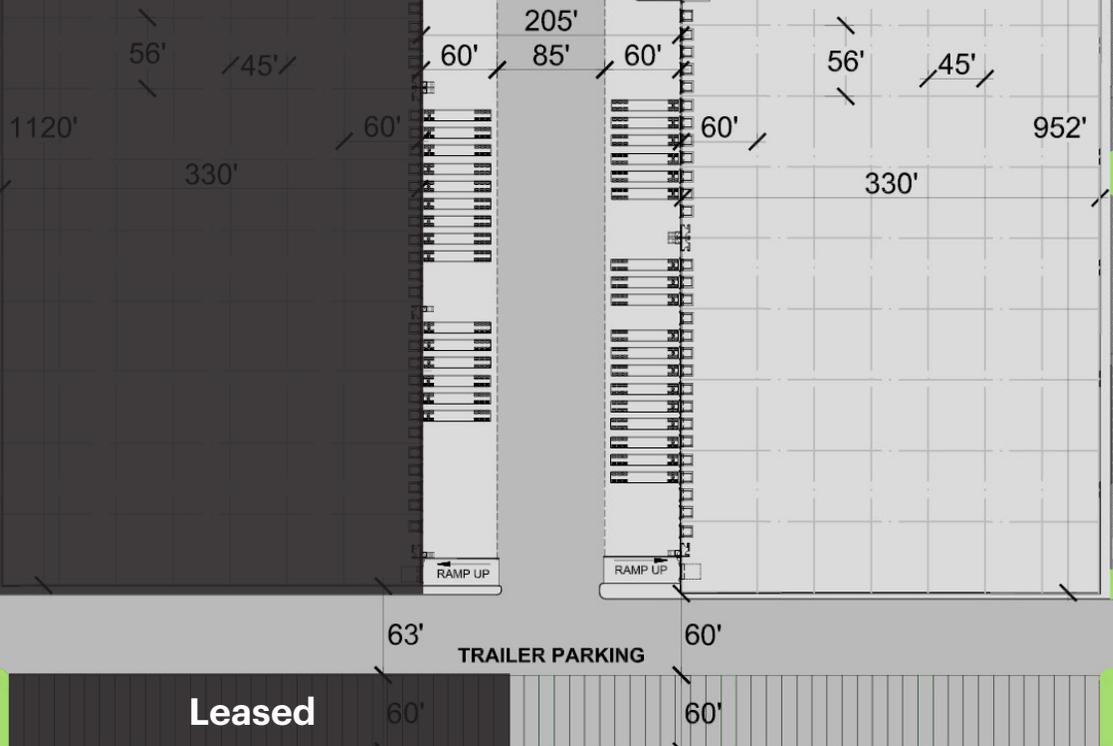
POTENTIAL ADDITIONAL
TRAILER PARKING
(APPROX. 2.7 ACRES)

WAGON WHEEL BLVD

RANGE ROAD 292

BUILDING 1
± 369,740 SF
36' CLEAR
Leased

Available
315,920 sf







**HUB
LOGISTICS
CENTRE**

**CrossIron
Mills | 4 min**



Queen Elizabeth II Hwy

**YYC International
Airport | 15 min**

**CN Intermodal
| 17 min**



Trans Canada Hwy



Stoney Trail

**Downtown
Calgary | 22 min**



Glenmore Trail

**CP Intermodal
| 28 min**

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For Leasing Inquiries

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

Taylor Archer
Senior Manager, Industrial Leasing
587 439 0670
tarcher@AnthemProperties.com

Anthem Properties Group Ltd.
Suite 430, 1015 4th Street SW
Calgary, AB Canada T2R 0C5
anthemproperties.com