

# FIVE || 66

**BUILDING D IS NOW FULLY  
SUBSCRIBED! ONLY 3 UNITS  
REMAIN IN BUILDING C**

**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 10,287 SF up to 84,815 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 84,815 SF and 77,005 SF respectively.**



**OCCUPANCY DATE**

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



**ZONING**

DC-99, Cell A

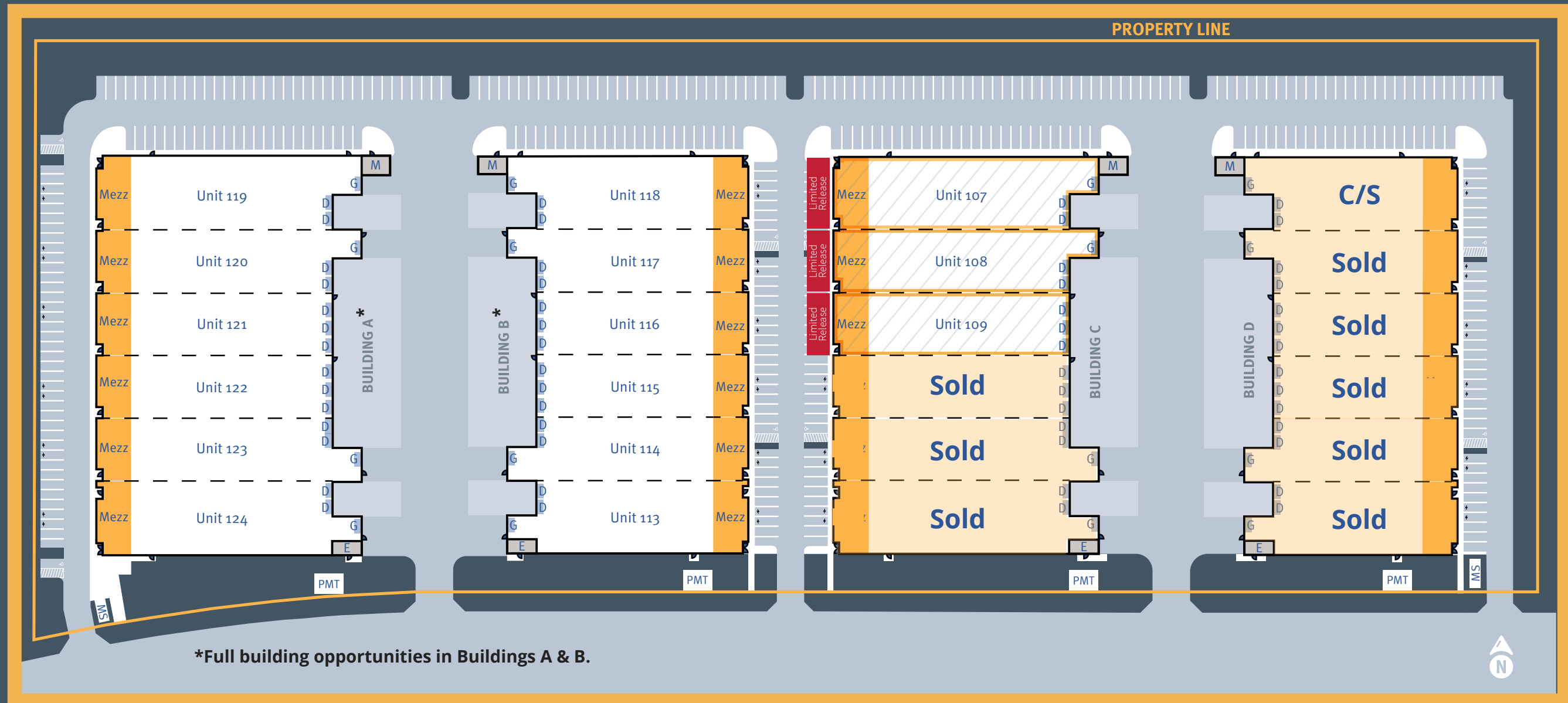


## BUILDING FEATURES

- ◆ **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



### LEGEND

- D = DOCK LOADING
- M = MECHANICAL ROOM
- PMT = PAD MOUNTED TRANSFORMER
- MS = MONUMENT SIGN
- G = GRADE LOADING
- E = ELECTRICAL ROOM
- MEZZ = MEZZANINE
- ⚡ = EV CONDUIT

- = LIMITED RELEASE
- = SOLD / UNDER CONTRACT

**UNIT BREAKDOWN**

 = LIMITED RELEASE  
 = SOLD / UNDER CONTRACT

BLDG A	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
119	14,258	1,931	16,188	-	2 D, 1 G	18 Stalls
120	11,856	1,640	13,496	-	2 D, 1 G	15 Stalls
121	11,184	1,641	12,826	-	3 D	15 Stalls
122	11,183	1,641	12,824	-	3 D	15 Stalls
123	11,942	1,641	13,584	-	2 D, 1 G	16 Stalls
124	13,961	1,936	15,897	-	2 D, 1 G	18 Stalls
<b>TOTAL</b>	<b>74,384</b>	<b>10,430</b>	<b>84,815</b>	<b>-</b>	<b>14 D, 4 G</b>	<b>97 Stalls</b>

BLDG B	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
113	12,397	1,908	14,305	-	2 D, 1 G	17 Stalls
114	10,796	1,642	12,437	-	2 D, 1 G	15 Stalls
115	10,032	1,642	11,675	-	3 D	14 Stalls
116	10,032	1,641	11,675	-	3 D	14 Stalls
117	10,688	1,640	12,328	-	2 D, 1 G	15 Stalls
118	12,681	1,903	14,585	-	2 D, 1 G	17 Stalls
<b>TOTAL</b>	<b>66,626</b>	<b>10,376</b>	<b>77,005</b>	<b>-</b>	<b>14 D, 4 G</b>	<b>92 Stalls</b>

BLDG C	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
107	13,937	1,973	15,911	\$255	2 D, 1 G	19 Stalls
108	11,759	1,664	13,424	\$245	2 D, 1 G	16 Stalls
109	11,049	1,665	12,714	\$245	3 D	14 Stalls
110	<b>Sold</b>					
111	<b>Sold</b>					
112	<b>Sold</b>					
<b>TOTAL</b>	<b>36,745</b>	<b>5,302</b>	<b>42,049</b>	<b>-</b>	<b>7 D, 2 G</b>	<b>49 Stalls</b>

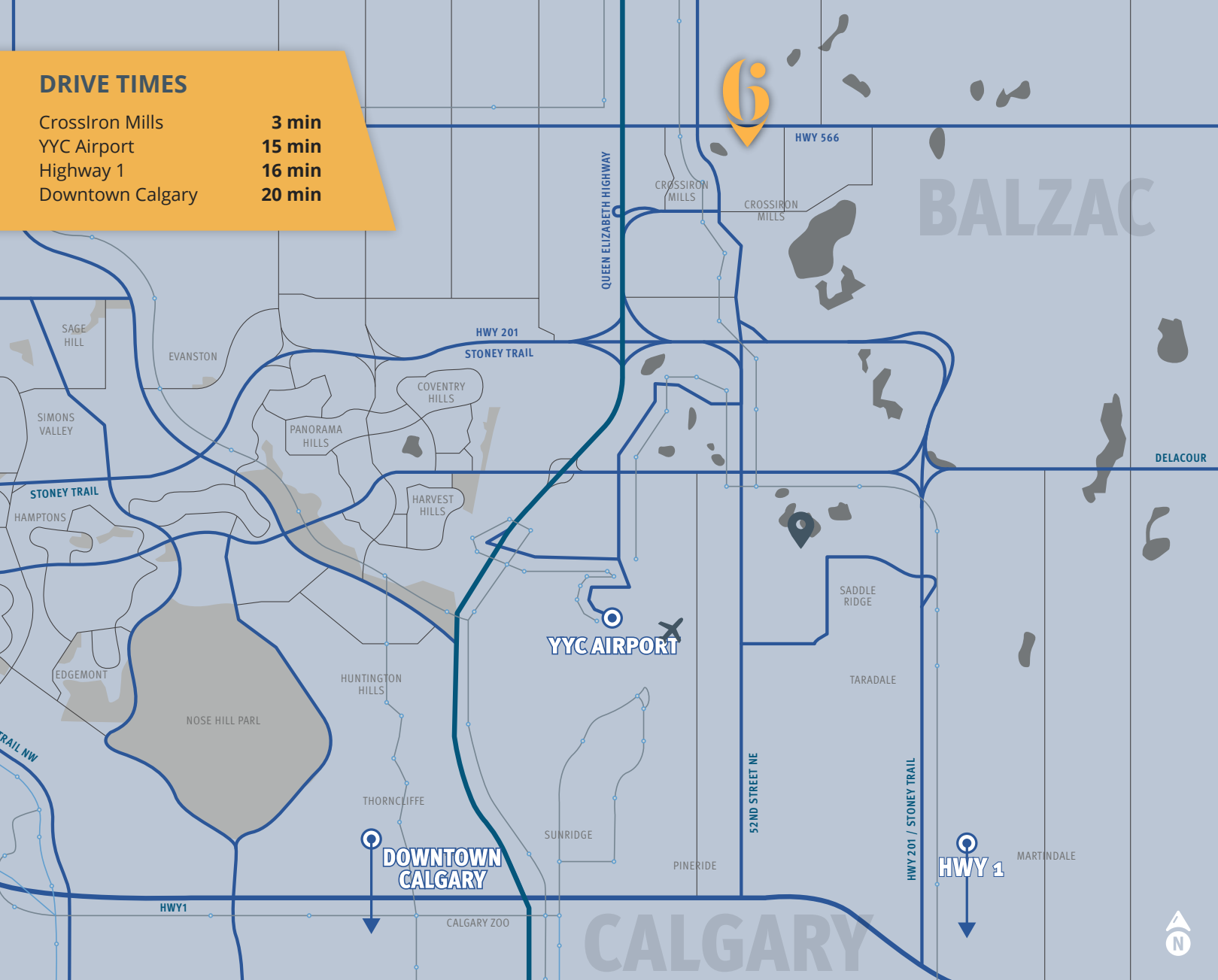
BLDG D	WAREHOUSE SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING
101	<b>Sold</b>					
102	<b>Sold</b>					
103	<b>Sold</b>					
104	<b>Sold</b>					
105	<b>Sold</b>					
106	<b>C/S</b>					
<b>TOTAL</b>						

Limited Release  
 Limited Release  
 Limited Release



## DRIVE TIMES

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



## "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.

## 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.



EVOLVE AT DISTRICT - CALGARY

## 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.



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SIGNAGE

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