

GATEWAY 290

BUILT TO ENDURE, DESIGNED TO EVOLVE.

INDUSTRIAL FOR LEASE | CALGARY, AB

73,821 SF AVAILABLE
High-Visibility End-Cap Unit



CBRE

RCC

SECURED TRUCK YARD

TRAILER PARKING
68 STALLS

FUTURE EXTERIOR DOCK DOORS
(PRECAST ENGINEERED PANELS)
25 (9' X 10')

EXTERIOR DOCK DOORS
34 (9' X 10')

SOLAR READY ROOF

BUILDING AREA
328,723 SQ. FT.

CAR PARKING
190 PARKING STALLS /
90 FUTURE STALLS

CLEAR HEIGHT
40' | 25% increase in cubic capacity over
a traditional 32' clear building

WITH 73,821 SF AVAILABLE

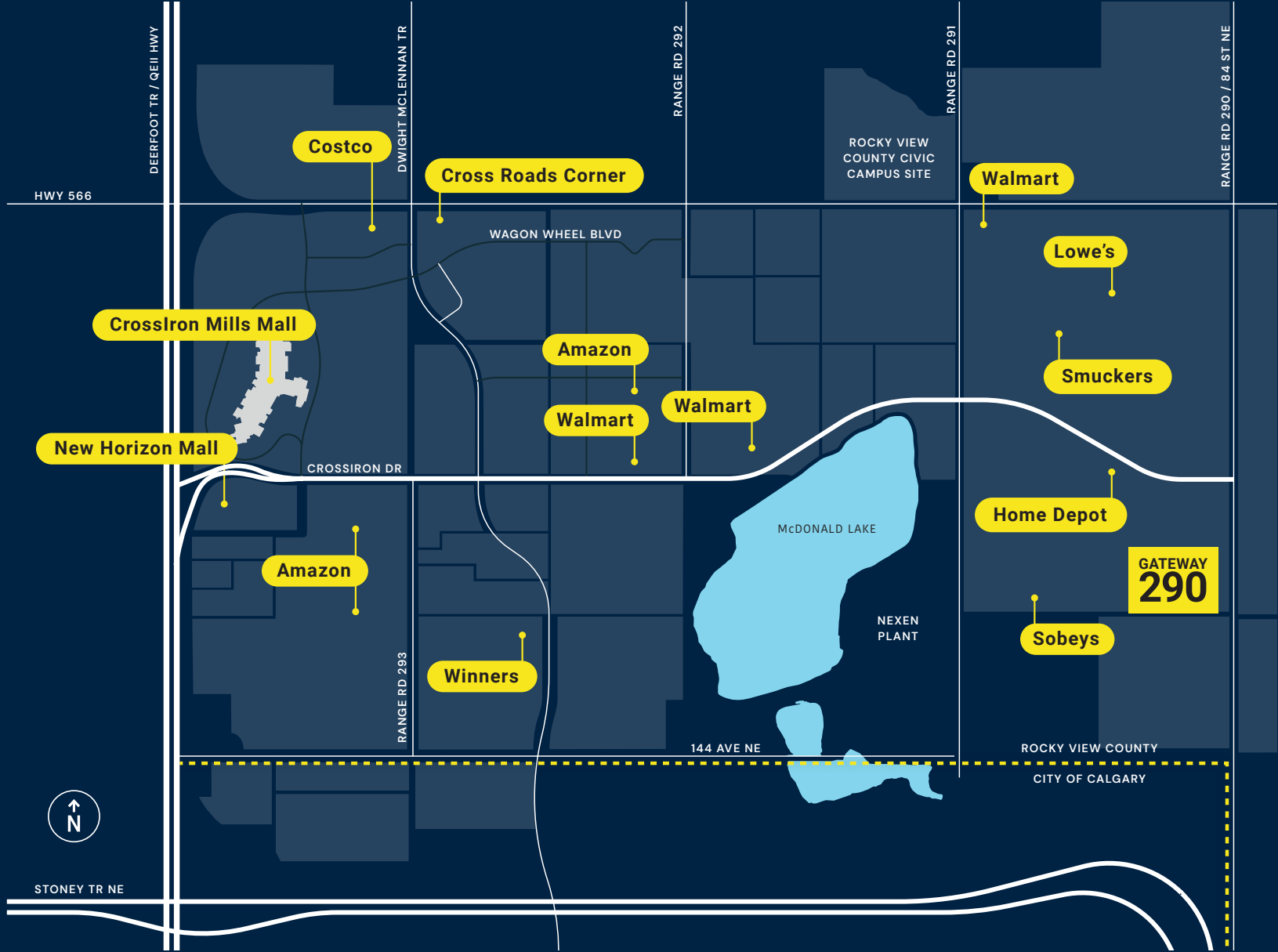
Unlock operational efficiency at Gateway 290, a prime 328,723 sq. ft. facility in Balzac's High Plains Industrial Park.

This modern industrial development features a soaring 40' clear height, ample trailer parking, and an 80' turning court for streamlined logistics. Benefit from a 2000A power supply, a secured truck yard, and prominent exterior signage opportunities. With solar-ready roof and a strategic location within Balzac's High Plains Industrial Park, Gateway 290 offers the ideal platform for your business to thrive.

**BUILDING
COMPLETION**
AUGUST 2026

Be a part of the accessible and thriving industrial hub of Balzac.

Gateway 290 enjoys a prime location in Balzac, the Greater Calgary Area's fastest-growing industrial hub. This strategic position places you alongside industry leaders like Amazon, Walmart, Lowe's, Sobeys, and Home Depot. A short 3-minute drive, benefit from seamless access off QEII Highway creating an ideal location for employees, customers, and suppliers.



QEII
HIGHWAY
3 MINS

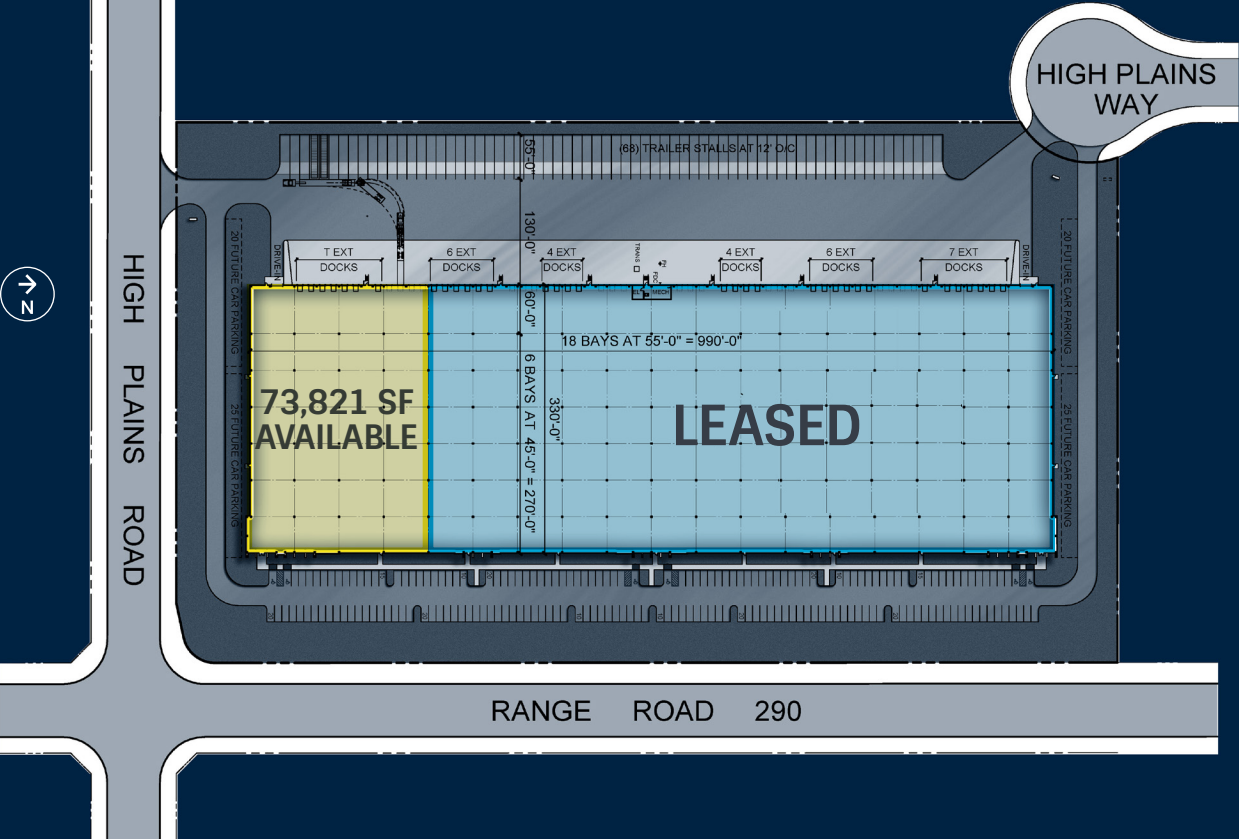
STONEY
TRAIL NORTH
5 MINS

CALGARY
INTL. AIRPORT
15 MINS

TRANS
CANADA
HIGHWAY
20 MINS

DOWNTOWN
CALGARY
25 MINS

High-performance & Sustainable design



Total Building Area	328,723 sq. ft.
Total Available Area	73,821 sq. ft.
Clear Height	40'
Car Parking	Est. 36 parking stalls 90 future stalls
Trailer Parking	15 stalls
Trucking Maneuvering	80' turning court between the loading apron and trailer parking area
Heating	Gas-fired unit heaters
Lighting	LED fixtures with sensors
Sprinklers	ESFR
Loading Dock Configurations	Exterior Dock Doors 7 (9' x 10') Future Exterior Dock Doors (precast engineered panels) 4 (9' x 10')
Drive-in Doors	1 Door (14' x 16')
Power	400A 347/600V (est.)
Floor Load	250 psf live / 100 psf dead
Column Spacing	45' x 55'
Marshaling Area	58'-6" x 990'
Secured Truck Yard	Roughed in for electrical gates at both the north and south entrances
Additional Rent	\$3.25 PSF

PROMINENT FULL-HEIGHT GLASS OFFICE

STRUCTURAL PROVISIONS IN PLACE TO SUPPORT A MEZZANINE

EV ROUGH-INS FOR BOTH TRAILERS AND CARS

DESIGNED FOR A FUTURE WAREHOUSE OR SHOWROOM/OFFICE



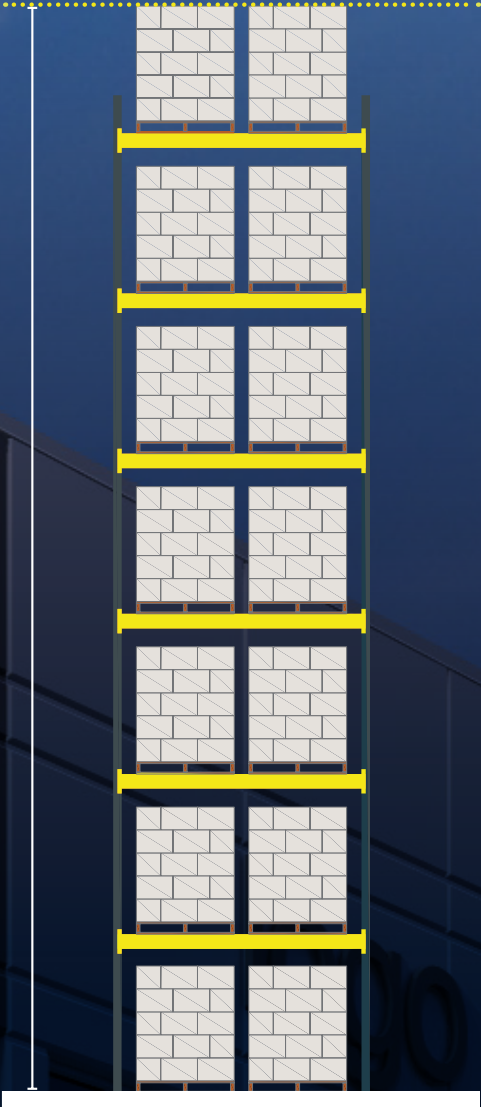
25% Increase in Cubic Capacity

Gateway 290's 40' clear height offers approximately 25% increase in the overall cubic storage capacity in comparison to a 32' clear height building.

40'
Clear Rack Profile



Sprinkler Clearance



32'
Clear Rack Profile



Sprinkler Clearance





Gateway 290 and The High Plains Advantage

Gateway 290 is strategically positioned within High Plains Industrial Park. Located immediately north of Calgary in Rocky View County, Alberta, Canada, High Plains Industrial Park offers efficient highway access, an excellent labour force, significant real estate tax savings, and a planned Park environment. High Plains Industrial Park offers over 1,300 acres of fully serviced industrial land available for sale or build-to-suit development propelled by Highfield's local land development expertise and relationships with capital sources such as Hillwood investment Properties.



Easy Access

Convenient location with access to nearby transportation networks, a strong local labour force, and local amenities at Crossiron Mills Shopping Centre.



Cost Savings

Rocky View County has a millage rate approximately 49% lower than the City of Calgary. According to the Altus Group – High Plains Comparative Property & Business Tax Analysis, the forecasted tax differential between a proposed 500,000 square foot (SF) building in Calgary vs. High Plains Industrial Park (HPIP) is approximately \$1.95/ SF / year over a 10-year lease term, based on an assessed value of \$110 / SF. The resulting estimated average savings equate to \$975,000 per year or approximately \$10M over a 10-year term.

Trusted Partners



RCG Group is an innovative real estate organization that has operated for over 50 years in British Columbia, and more recently in Alberta and the western United States. We own, develop and manage commercial and industrial spaces. Rooted in quality, innovation and functionality, our developments are designed and built to be enduring and sustainable, and to add both vibrancy and permanence to the communities in which we operate.



CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100. Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



GATEWAY 290

Contact us to learn more

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