



## PROPERTY HIGHLIGHTS

Great location and completely outfitted office and shop space for a manufacturing or service business. It has double row paved parking out front for all your employees and customers needs.

<b>Building Size</b>	<b>14,060 SF</b>
Warehouse Area 200'x60'	12,000 SF
Office area	1,350 SF
Upstairs shared lunchroom & locker area:	710 SF

Office includes: 4 offices plus a boardroom & lunchroom area, 2 handicapped washrooms and office furniture

Large yard as site is: 3 acres

### Options:

- Office Furniture (Can be included - see pictures)
- Steel tables, sawhorses, scaffolding (Availability to TBV)
- Office trailer is available onsite and can be used for additional space or removed

## PROPERTY FEATURES

### Warehouse/Shop:

- \* 600 Amp Power
- \* Ceiling height of 31 Ft. (21 Ft height under 20 ton cranes)
- \* 2 x 20 Ton Cranes (cranes run the length of the building)\*\*
- \* 1 x 5 Ton Crane\*\*
- \* Infrared Heating\*\*
- \* 5 x 12'x16' Drive-in doors (4 on the side, 1 at the back)
- \* 4 x Make-up Air Units (summer/winter setting)\*\*
- \* Air Compressor w/ lines throughout shop\*\*
- \* Mix Gas lines plumbed for Mig & Fluxcor Welding
- \* 12 x 220 Welding outlets (2 phase)
- \* 2 x 220 Welding Outlets (3 phase)
- \* 11 x Fire Extinguishers
- \* In & out steel rollers (w/ door) for steel delivery to saw

### Yard:

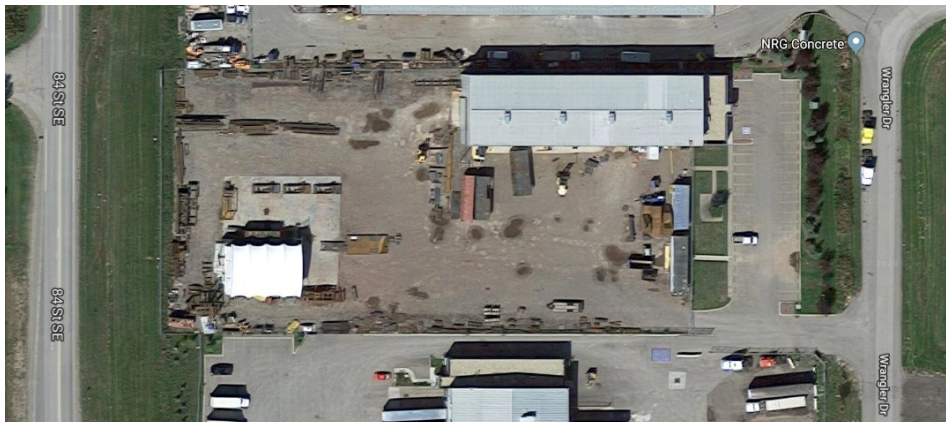
- \* Recycled Asphalt & gravel
- \* Rig up pad w/ 8" concrete: 100 Ft x 100 Ft
- \* Large Tent 40' x 60' (TBV)

Asking Basic Rent     \$16.50 psf, (available immediately until June 30<sup>th</sup> 2021), Head Lease available

Operational Costs     \$3.66 psf (based on Taxes, Building Insurance, Industrial Park Fees)

\*\* Tenant will need to arrange for their own trucked in fresh water and removal of their grey & black water

\*\* Tenant will need to arrange for regular maintenance of building systems & equipment as per schedule





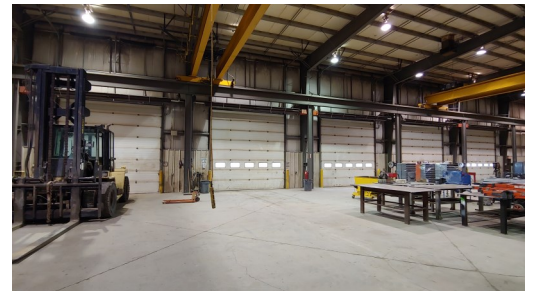
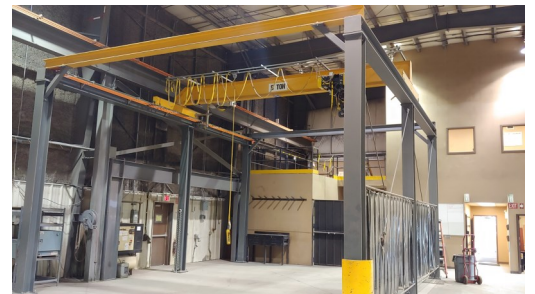
# Sub-Lease

235093 Wrangler Dr. SE  
MD OF ROCKYVIEW

## OFFICE



## WAREHOUSE





# Sub-Lease

235093 Wrangler Dr. SE  
MD OF ROCKYVIEW



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