

Lease

Fabrication Facilities on 11 acres + 20 acres Mod Yard

262110 Range Road 281, MD of Rockyview



Virtual Tour
<https://buff.ly/3t5t1x2>



About the Property

- Located in the MD of Rockyview
- 10 minutes east of Balzac on the High Load Corridor
- Heavy Power
- Zoned I-HVY (Heavy Industrial)
- Two shops: 5,000 sq. ft. and 11,200 sq. ft. on 11 acres
- 20 acres mod yard

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Property Details

	NORTH SHOP		SOUTH SHOP	
Building Size	5,000 sq. ft.		11,200 sq. ft.	
Dimensions	50' x 100'		56' x 200'	
Yard	4 acres (incl.)		7 acres (incl.)	
Loading	Drive-Thru Sliding Doors 16'x20', 16'x25'		Drive-Thru Sliding Doors 30' x 32'	
Power	Heavy Power TBV		Heavy Power TBV	
Mechanical	Make-up air		Make-up air	
Crane			25 ton O/H 33' hook height	
Net Rent (GST extra)	\$6,000 / month	\$14.40 psf	\$12,000 / month	\$12.85 psf
Taxes (2020)	\$8,685.39 / annum	\$1.74 psf	\$14,889.24 / annum	\$1.33 psf

MOD YARD

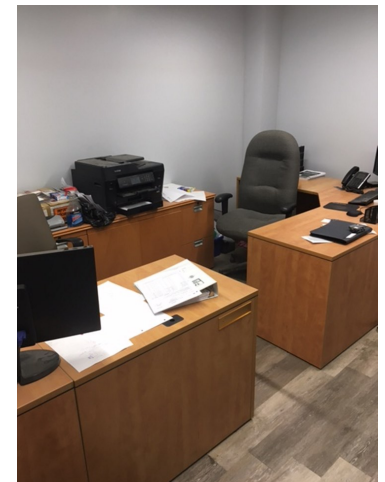
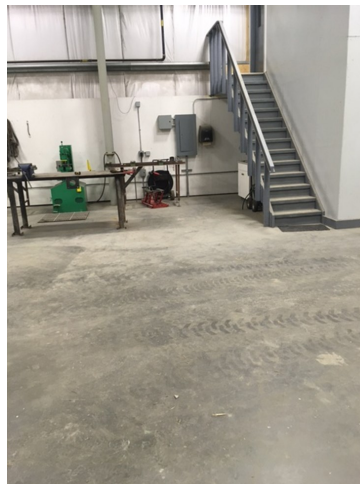
	High grade surface Fully fenced and gated Separate road access to Range Road with wide entrance Includes up to 5 acres used for employee parking And 5,000 sq. ft. of office trailers fully equipped with HVAC, W/R's and furniture	
Net Rent (GST extra)	\$1,000 / acre / month	\$20,000 / month
Taxes (2020)	\$17,784.37 / annum	

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NORTH SHOP

5,000 SQ. FT. ON 4 ACRES



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SOUTH SHOP

11,200 SQ. FT. ON 7 ACRES



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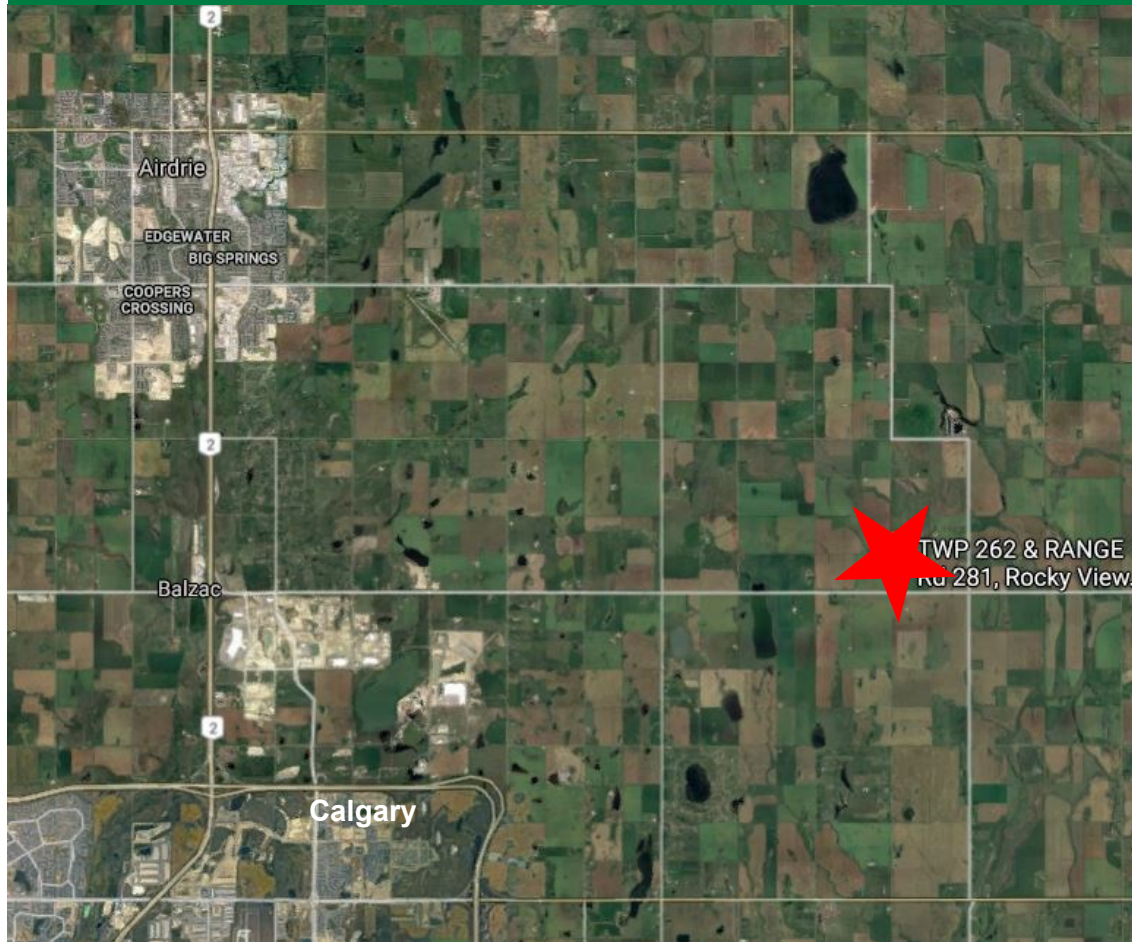
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EXHIBIT 'A'

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MAP



Commercial Real Estate Services

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