

THE
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BUSINESS PARK

FOR LEASE
UP TO 3 INDUSTRIAL CRANE BAYS - 8,329 SF EACH

233181 Rge Rd 283
Rocky View County

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BUSINESS PARK

FOR LEASE – UP TO 3 Bays at 233181 RR 283, Rocky View County

www.theforty.ca

(587) 327-0880

PROPERTY DETAILS

- MUNICIPALITY: Rocky View County
- SIZE PER BAY:

Office:	647 SF
Mezzanine:	647 SF
Warehouse	7,035 SF
Total:	8,329 SF
- TOTAL AVAILABLE: 3 BAYS - 24,987 SF
- LOADING: 2 Drive-in (18'W x 20'H) per bay
- CRANE: 10 ton cranes
- MAKE-UP AIR: Separate MUAs 12,000 CFM per bay
- CLEAR SPAN: 63'
- CLEAR HEIGHT: 30' to eave
- LEASE RATE: \$ Market PSF
- OPERATING COST: \$5.20 PSF (2025)

- Mid-size crane-ready bays of 8,329 SF
- Close proximity to Calgary
- Tax savings of Rocky View County
- Amenities for on-site for manufacturers
- Drive-thru loading
- Each Bay includes caged yard of 7,700 SF
- Sump included in each bay
- Up to 3 bays available

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AVAILABLE!

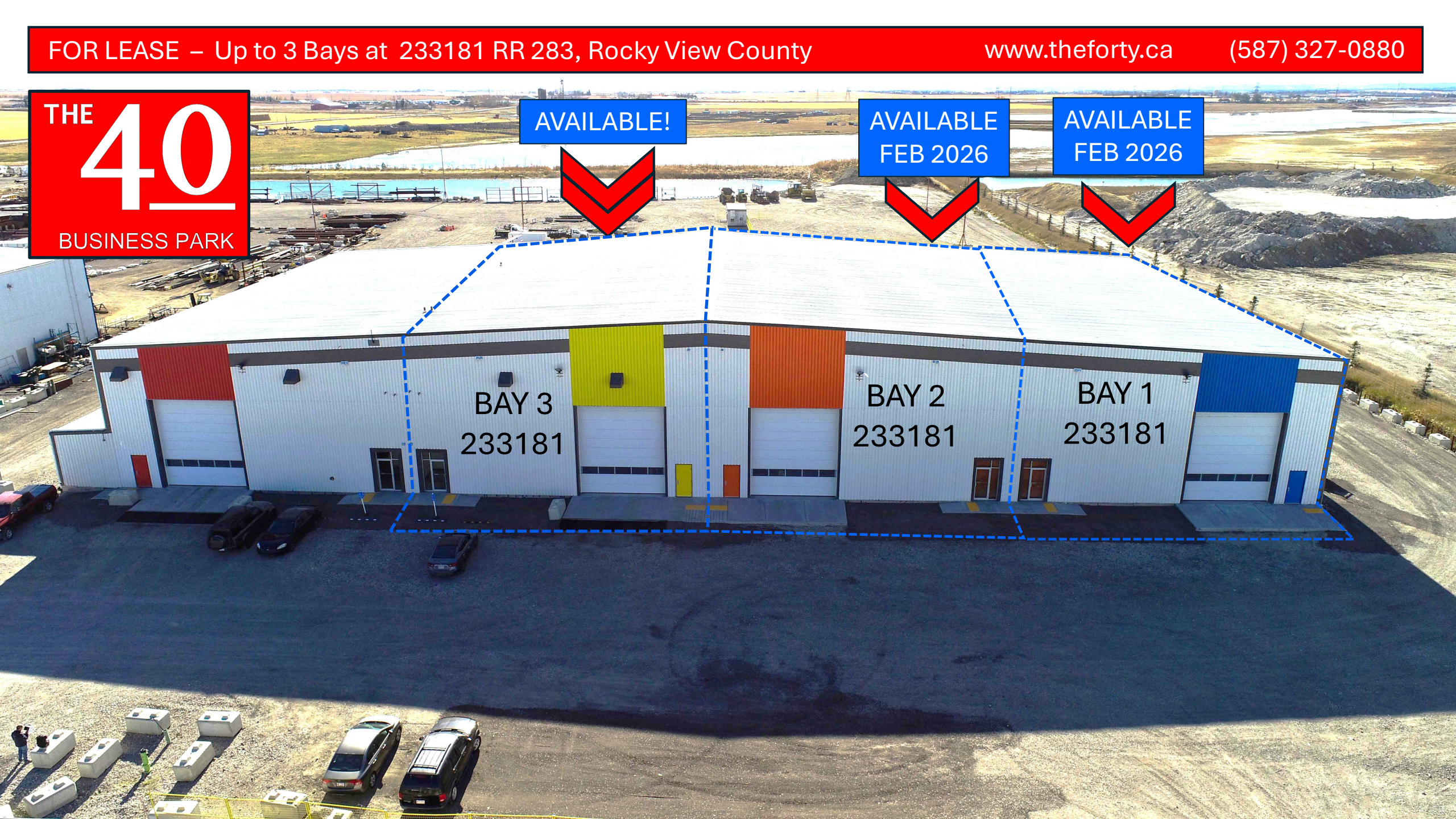
AVAILABLE
FEB 2026

AVAILABLE
FEB 2026

BAY 3
233181

BAY 2
233181

BAY 1
233181



BAY 1 & 2
233181
FEB 2026

BAY 3
233181
READY

Additional Yard
Area for Lease

Additional
Yard Area
for Lease

Common Roadways

Additional
Yard Area
for Lease

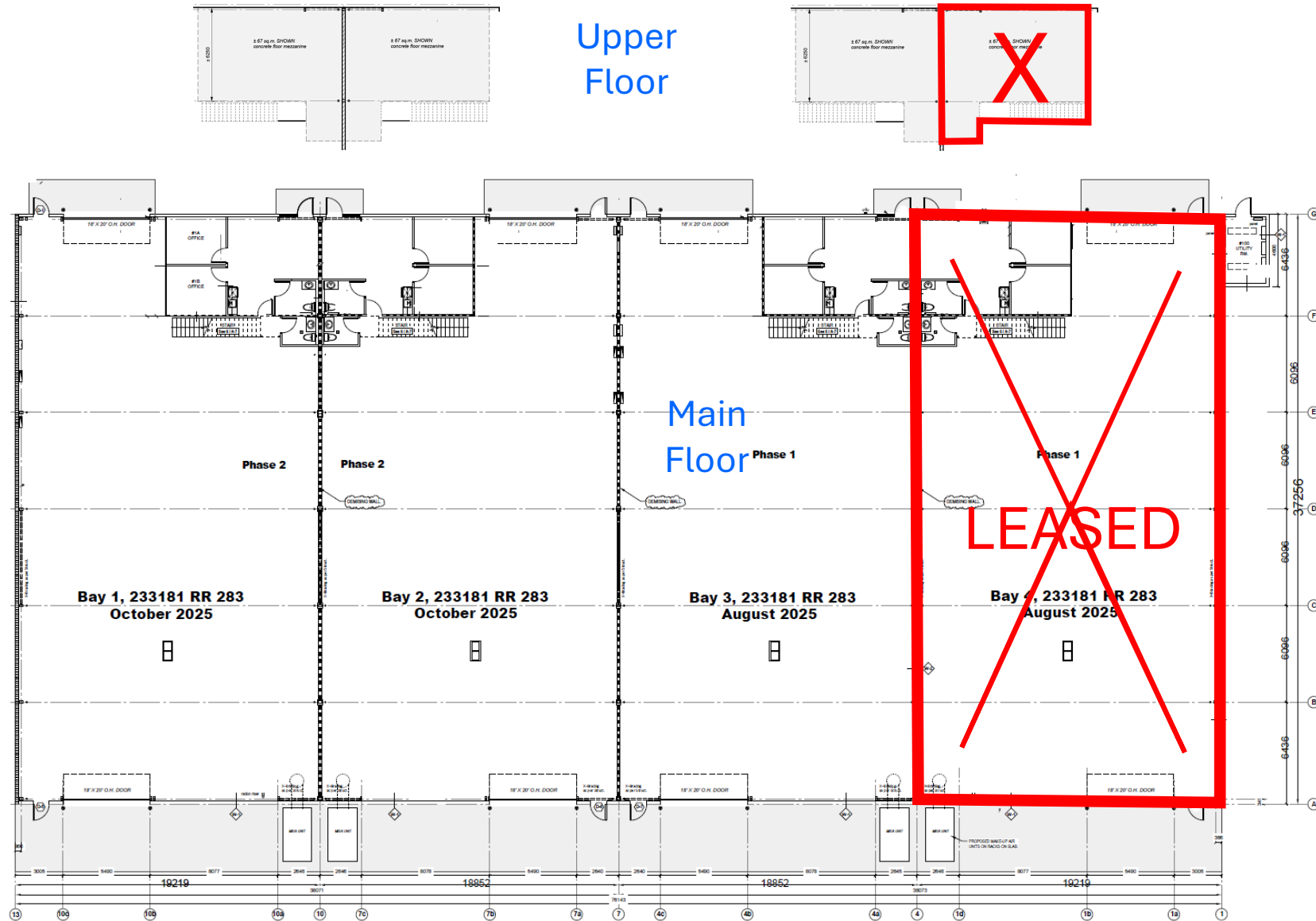
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FLOOR PLAN



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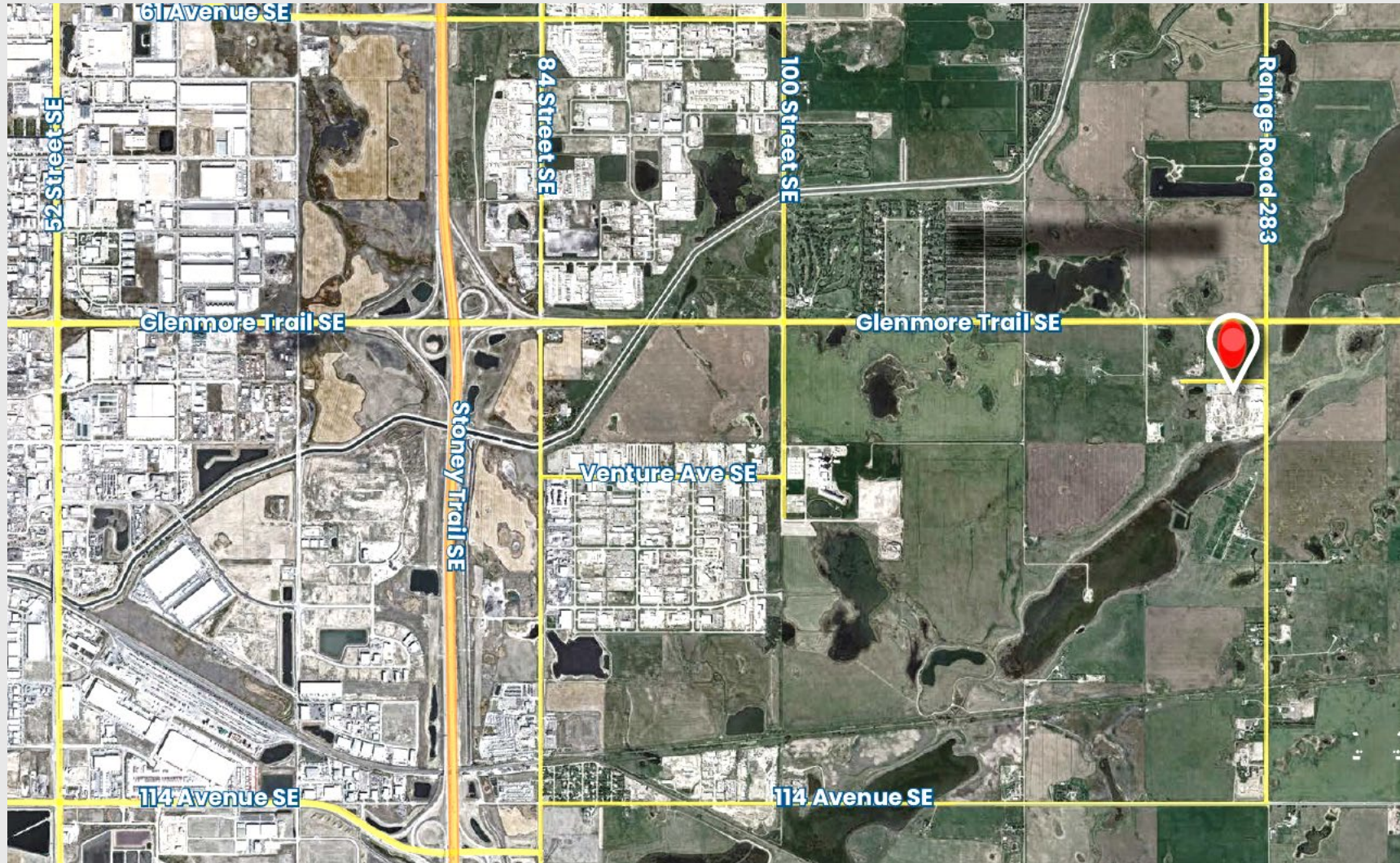
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