

THE  
**40**

BUSINESS PARK

FOR LEASE  
CRANE BAY -9000 SF

233175 Rge Rd 283, East Bay  
Rocky View County



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[www.theforty.ca](http://www.theforty.ca)

(587) 327-0880



## PROPERTY DETAILS

- **MUNICIPALITY:** Rocky View County
- **BAY SIZE:**

2 <sup>nd</sup> Floor Office:	1,300 SF
Warehouse:	7,707 SF
Total:	9,007 SF
- **LOADING:** 2 Drive-in (16'W x 20'H) per bay
- **CRANE:** 10 ton crane
- **CLEAR SPAN:** 63'
- **CLEAR HEIGHT:** 24' to eave
- **LEASE RATE:**

(with crane)	\$11.00 PSF
(without crane)	\$ 9.25 PSF
- **OPERATING COST:** \$5.20 PSF (2025)

- Close proximity to Calgary
- Tax savings of Rocky View County
- Amenities for on-site for manufacturers
- Drive-thru loading
- Each Bay includes yard storage

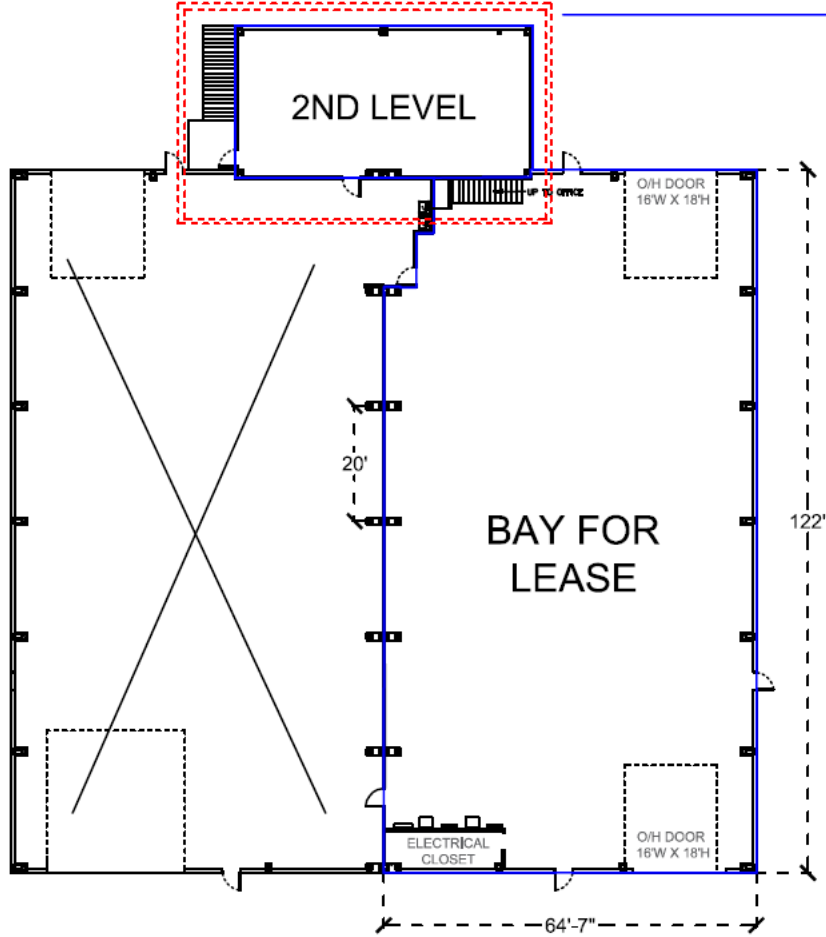


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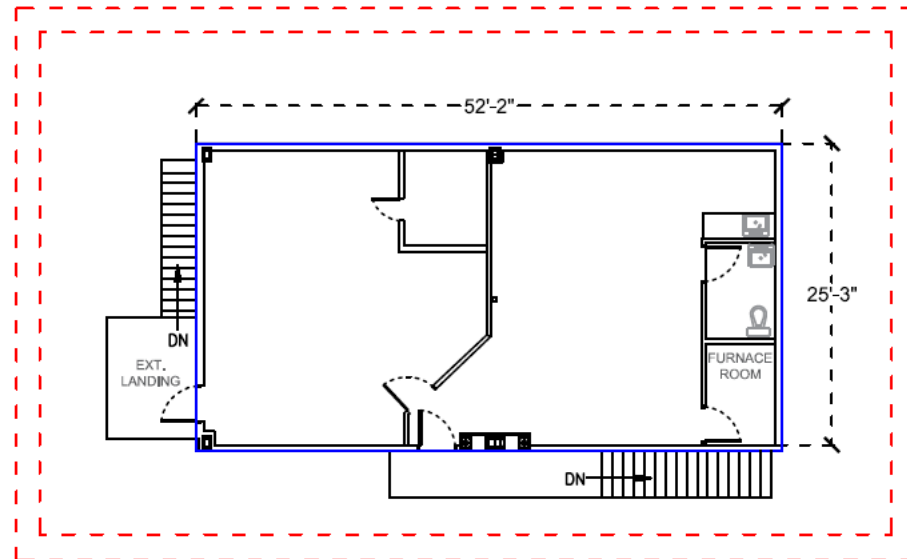
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# FLOOR PLAN



## 2ND LEVEL OFFICE



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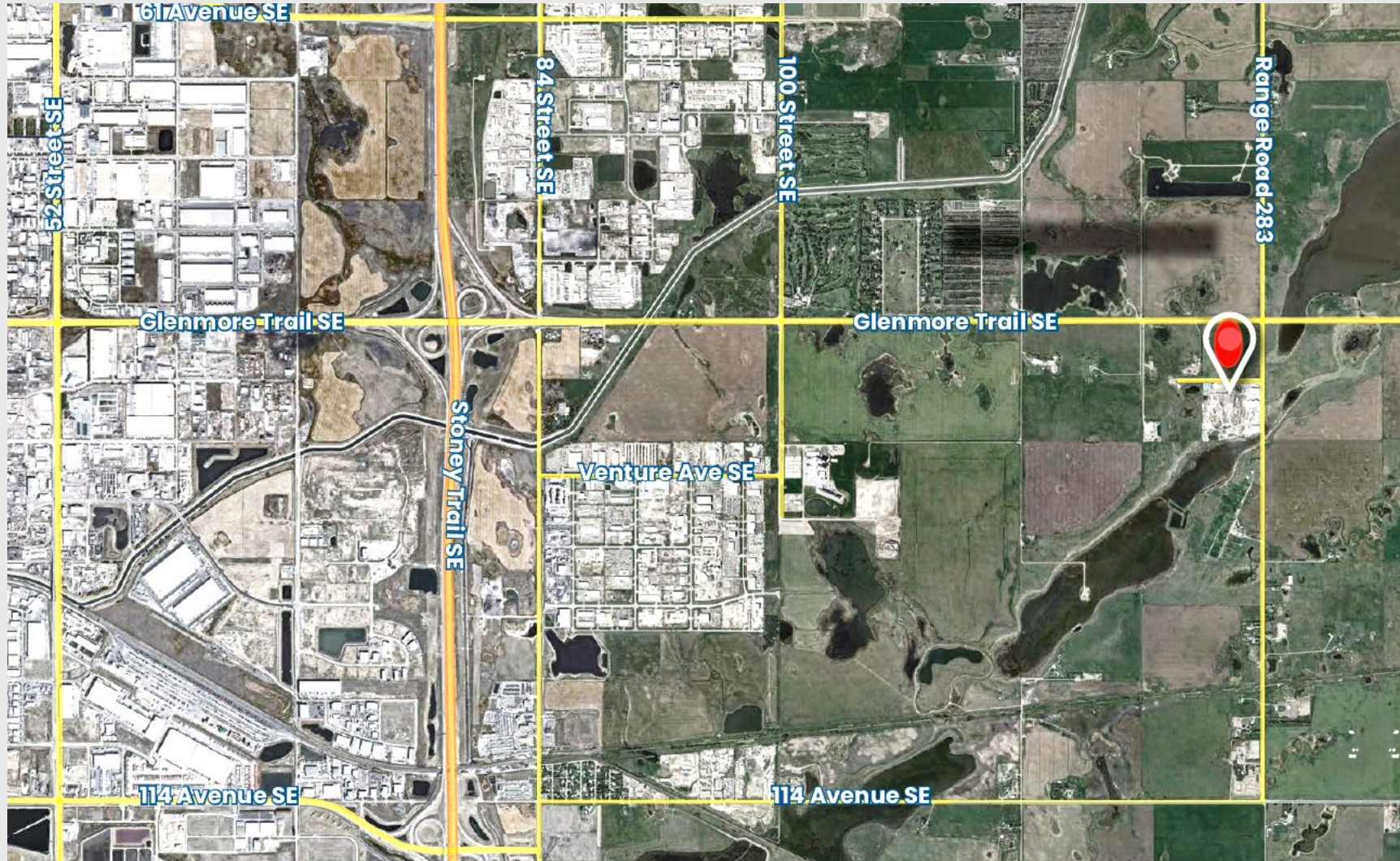


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