

# FOR SALE

**32,000 SF** Industrial Space On  
**148 ACRES LAND**



**244071 RANGE ROAD 264**

Wheatland County, AB

**Heather Dougall, REALTOR®**  
403.807.8538 | [hdougall@royallepage.ca](mailto:hdougall@royallepage.ca)

Royal LePage® Benchmark, Brokerage  
110-7220 Fisher Street SE, Calgary, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$7,500,000.00**

## Property Features

- 32,000 SF New Warehouse Available For Purchase, Including 148 Acres Of Land
- 16,000 SF Total
- 12,600 SF On Floor
- 6,400 SF Mezzanine
- 160 Ft Deep X 160 Ft Wide
- 4 Dock Doors With Loading Ramps
- 2 Bay Doors 14 Ft High
- 22 Ft To Ceiling Girder
- 28 Ft To Ceiling Wall
- 32 Ft To Ceiling Centre
- Office Space Is Completed On One Side And Includes Offices, Boardroom And Washroom
- The Other Side Has Studs Up And Rough Ins Done
- Mezzanine Space Is Wide Open So Perfect For A Multitude Of Uses
- Each Side Has Separate Gas Meters And The Building Has 3 Phase Power
- The Location Can Not Be Beat With Pavement Access All The Way
- Close To Strathmore, Chestermere And Calgary And Just Off Highway 1 And Country Hills Blvd
- The Current Owner Would Be Interested In Leasing One Side Of The Building Back From The New Owner



# PROPERTY PHOTOS





# PROPERTY PHOTOS

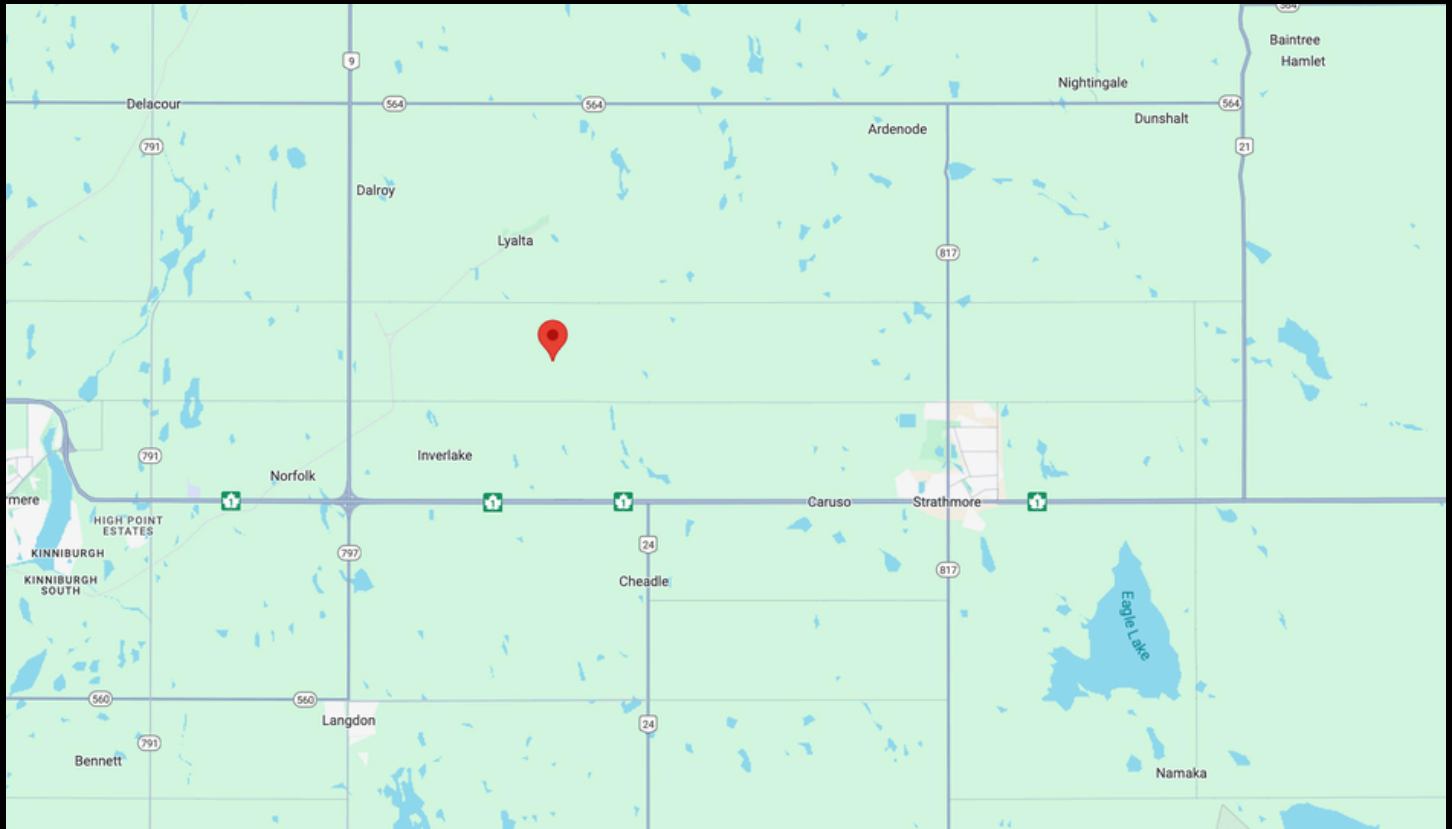




# PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemaq Real Estate Services Inc. and Bridgemaq Real Estate Services Manager Limited

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemaq Real Estate Services Manager Limited. All rights reserved.