

For Lease - 12,000 SF

285018 61 Ave Rockyview, Alberta



Ready for Occupancy in February 2026

Agents are Protected

Tom Punt
403-809-4003
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Dino Truant
403-399-5279
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Area

- 12,000 SF Total
 - 1,350 SF Office
 - 10,650 SF Shop

Rent

- \$18.00 PSF Base Rent
- \$3.00 +/- PSF Operating Costs
- \$21,000 per Month

Includes

- Tenant Improvements, MUA, Heaters, LED Lights, Signage and Sump

Options

- Crane - 5 Ton or 10 Ton
- Mezzanine - More Office / Storage

Land

- 1.1 Acres

Loading

- 8 - 16' x 16' Bay Doors
- Electric Door Openers

Yard

- Private Entrance
- Front and Back Secured Fenced Yard

Power

- 347 / 600 V, 3PH, 4W,400A

Clearance

- 30'8" South 28' 7" North Building

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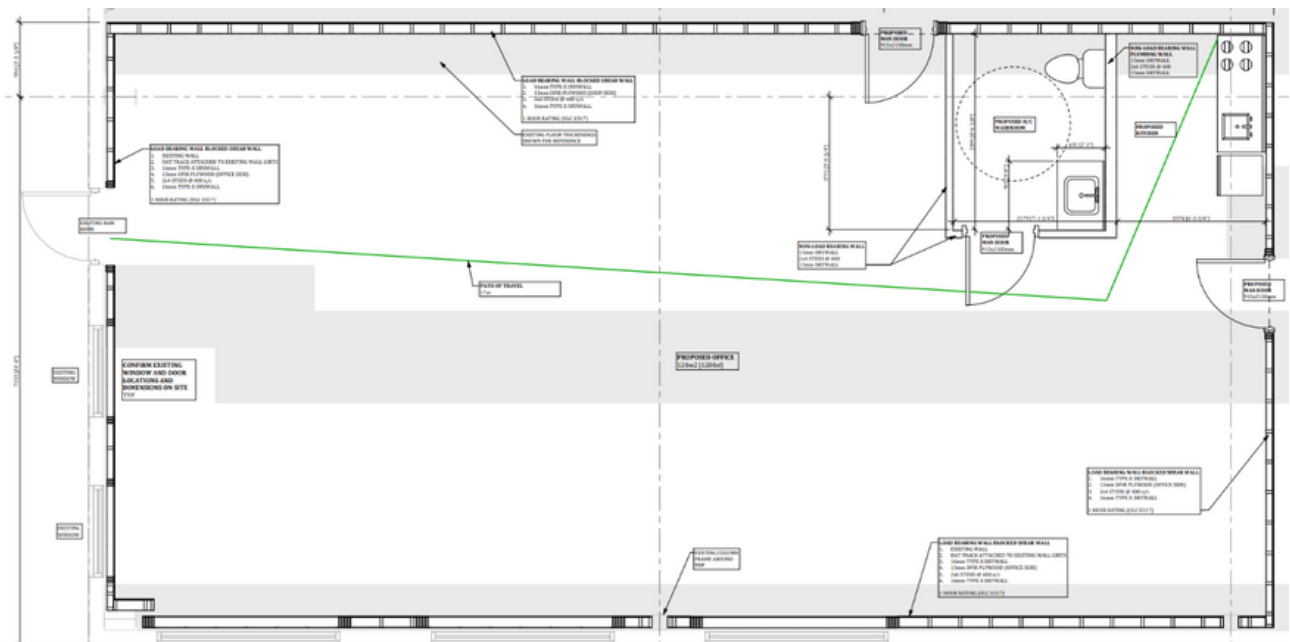
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ROMAN
Real Estate



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ROMAN
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20 minutes



18 Minutes to Downtown



5 Minutes



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