

FOR SALE / LEASE

235126 RYAN ROAD BAY 6

ROCKY VIEW COUNTY, AB



INDUSTRIAL CONDO FOR SALE OR LEASE

Darcy Whalen

Broker

403 554 8453 | darcy.whalen@kpliglobal.com

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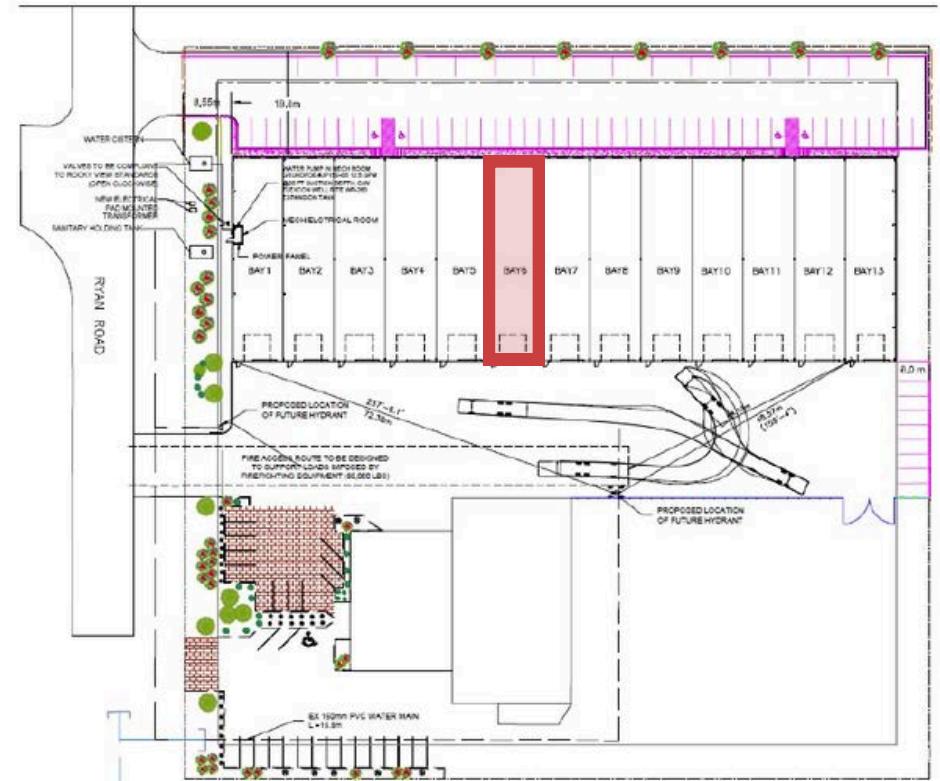
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Bay 6, 235126 Ryan Road, Rocky View County

Bay 6	4,500 SF
Footprint	30' wide by 120' deep
Mezzanine	30' wide by 30' deep
Loading	16' x 16' drive-in door
Ceiling Height:	26' sloping to 22'
Parking	4 stalls per unit
Rate	Market
Op Costs	TBC

Property Highlights

- Fully sprinklered building
- Infrared heating and LED lighting
- Paved front parking area
- Recycled asphalt in the loading area
- Electronic bay door openers
- Outside storage area
- 4 ton HVAC unit per bay
- Direct Control District (DC76)



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FOR MORE INFORMATION, CONTACT:



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