

# SALE/LEASE Opportunity

FREESTANDING MANUFACTURING  
BUILDING WITH HEAVY POWER AND  
HEAVILY COMPACTED YARD



234155 Wrangler Road SE, Rockyview, Alberta

For more information



**Dean (Dino) Truant**

Broker

Roman Real Estate

403-399-5279

dino.truant@romanre.com

**Dan Luijckx**

Associate

Roman Real Estate

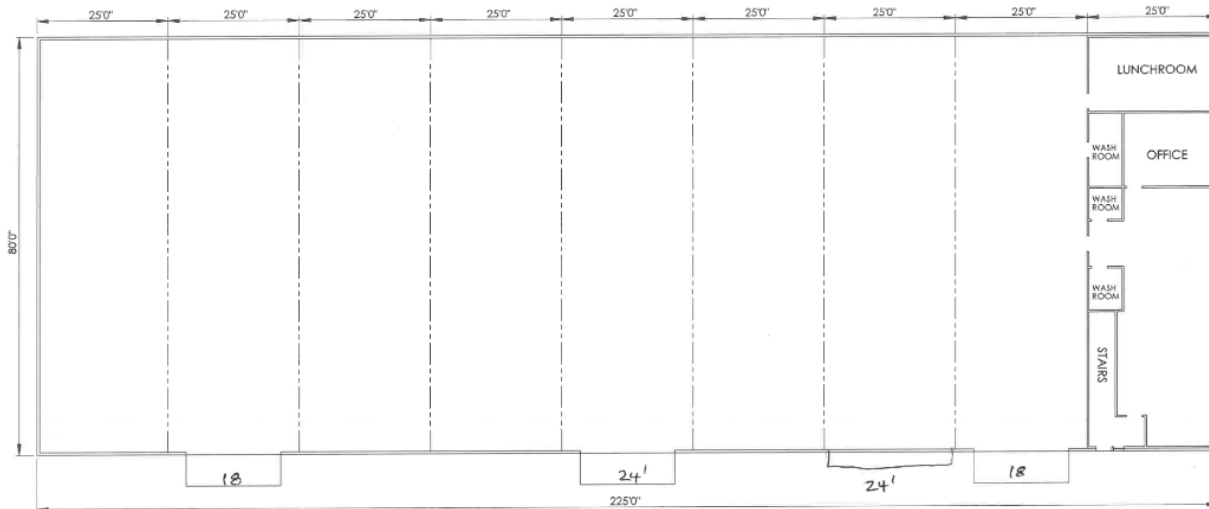
403-701-0176

dluijckx@romanre.com

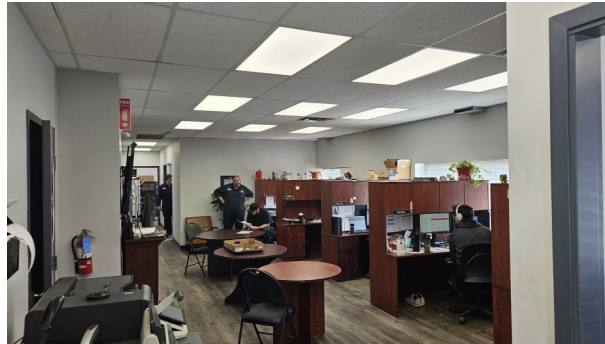
Visit us at:

**RomanRE.com**

# Building Plans



Not to scale. Not exactly as shown



# Property Information

**Address:** 234155 Wrangler Rd SE, Rockyview AB

**Legal Address:** Plan 0512029, Block 2, Lot 4

**District:** Transport Industrial Park

**Zoning:** C-LRDs H18

**Building:**

1 <sup>st</sup> Office	2,000 s.f. +/-
2 <sup>nd</sup> Office	2,000 s.f. +/-
Shop	16,000 s.f. +/-
<b>Total</b>	<b>20,000 s.f. +/-</b>

Dimension 80' x 225' +/-

**Land Size:** 2.47 acres

- Yard:**
- Heavily compacted.
  - Fully fenced and secure with locking entrance gate

**Loading:**  
 2 - 24' x 24' drive in  
 2 - 16' x 18' drive in

**Ceiling Height:** 23' 8"

**Power:** 500 KVA transformer. TBV

**Shop Lighting:** LED

- Mechanical:**
- HVAC heating cooling - Office
  - Infrared in Shop
  - Make up air 12,000 cfm total

**Cranes:** 2 - 5 tonne overhead. 18' hook height

- Service Tanks:**
- Septic tank – 5,000 gallons
  - Water cistern - 5,000 gallons

# Property Features

Strategically located site provides excellent access to Glenmore Trail, and Stoney Trail.

Heavy power onsite with a 500 KVA transformer installed.

Site provides fenced and secure operations complete with a locking access gate. Large concrete staging pad located at the rear of the building.

Clean bright shop area serviced by 4 large drive in doors. Shop serviced by 2 - 5 tonne overhead cranes.

Two levels of office area providing ample space for engineering and management teams.



# Overhead Photo



# Financial

Operating Costs (estimated 2024): \$ 2.50 p.s.f. Inclusive of property taxes and insurance

Asking Rental Rate: \$ 22.50 p.s.f

Term: 5 years

Available: January 1 2025

Asking Sale Price: \$ 5,995,000.00

Property Taxes 2024: \$ 39,931.46 +/-