



## New Industrial Condo for Lease

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## Leasing Details

**Zoning:** B-REG (Business, Regional Campus District)

**Ceiling Height:** 25'

**Power:** 200A, 110/208V, 3 Phase

**Loading:** 1 (14' x 12') Drive-in Door

**Heating:** Gas-fired overhead heater

**HVAC:** 3-ton rooftop unit (office area)

**Unit Size:** 3,581 SF (total)

**Main Floor:** 2,558 SF

**Mezzanine:** 1,023 SF

**Availability:** April 2025

**Lease Rate:** \$14.00/SF

**Operating Costs:** \$4.62/SF (TBV)



**Parking:** Ample common stalls in front + assigned stalls in rear

**Additional Features:** Complete fire suppression system, plumbing rough-in, 1-inch water and gas supply

### **Buildout:**

- Potential for up to 100% buildout on the main floor (subject to municipal approval)
- Includes concrete mezzanine (40% of the main floor)
- Live-work unit possible under zoning



**Key Permitted Uses:**

- Animal Health
- Care Facility (Child)
- Care Facility (Clinic)
- Recreation (Culture & Tourism)
- Recreation (Private)
- Recreation (Public)

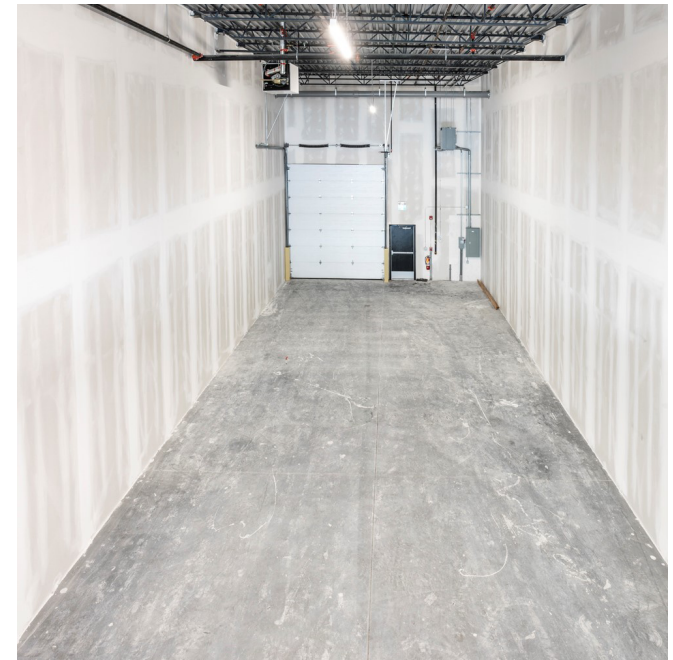
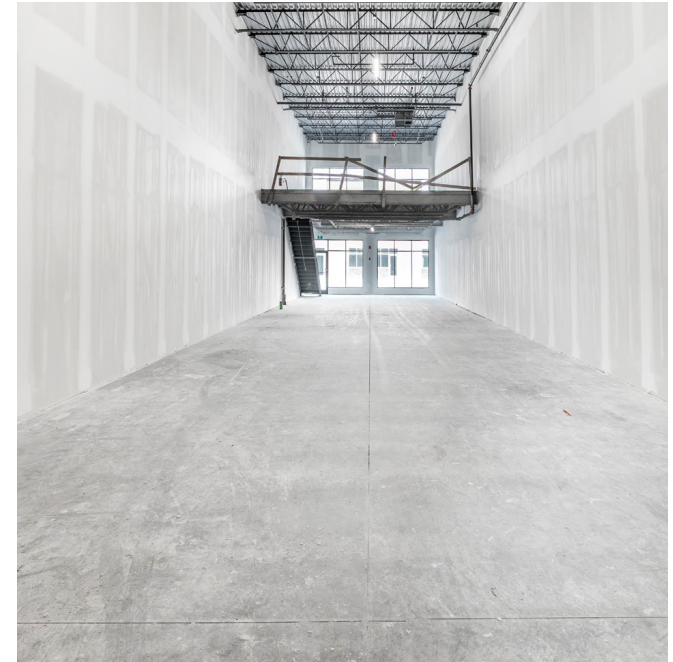
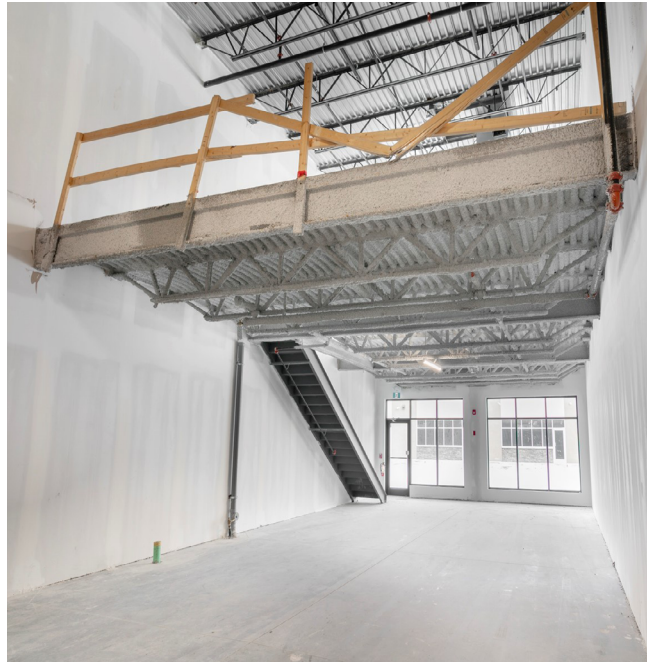
**Permitted Uses in an Existing Building:**

- Establishment (Eating)
- Retail (Small)
- Retail (Garden Centre)
- Retail (Grocery)
- Office
- Industrial (Light)

**Key Discretionary Uses:**

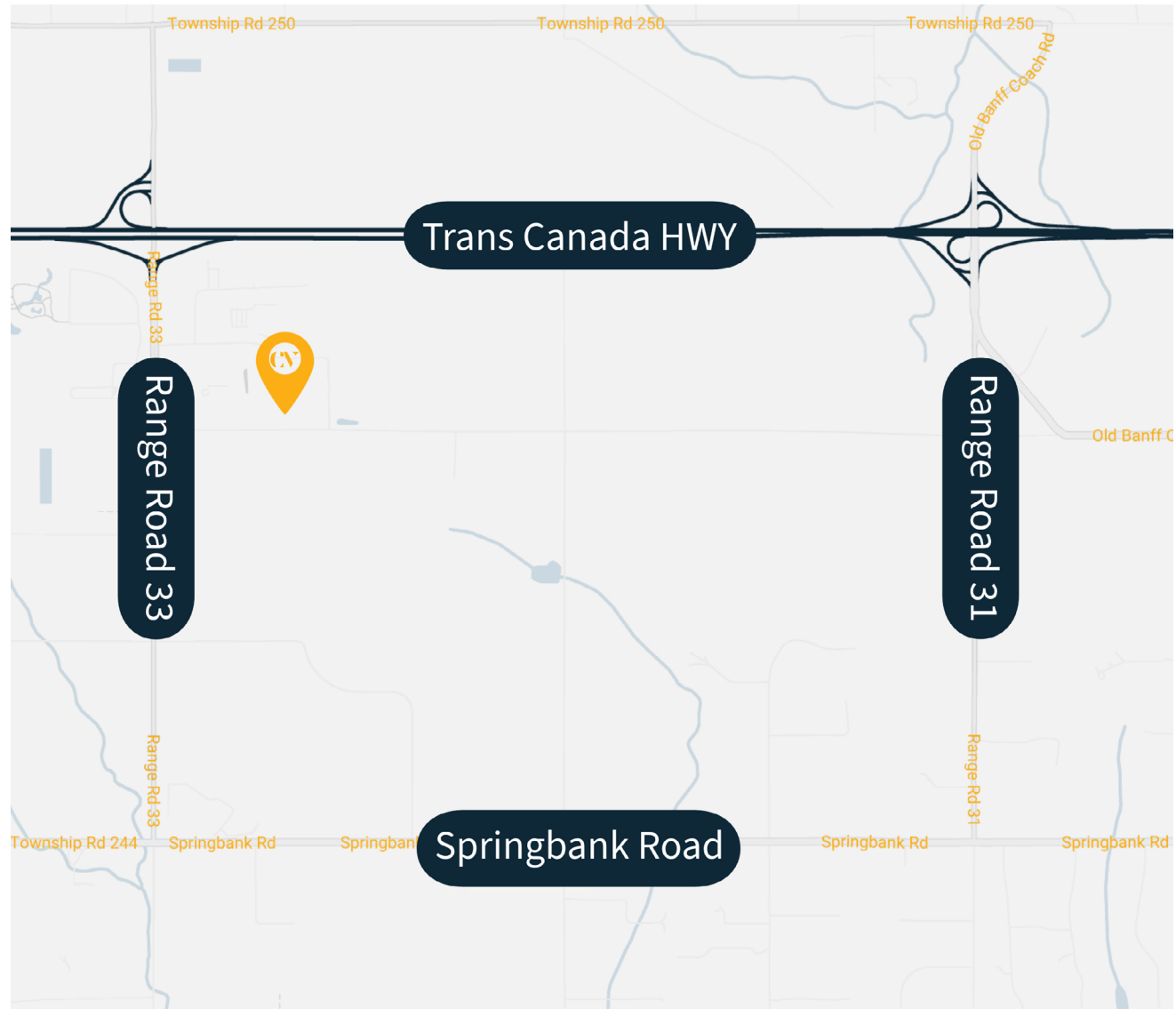
- Alcohol Production
- Animal Health (Inclusive)
- Automotive Services (Minor)
- Automotive Services (Major)
- Cannabis Retail Store
- Cemetery and Funeral Services
- Conference Centre
- Accessory to Principal Use \*dwelling
- Establishment (Drinking)
- Establishment (Entertainment)
- Farmers Market
- Film Production
- Hotel/Motel
- Industrial (Medium)
- Kennel
- Outdoor Storage
- Recreation (Outdoor)
- Religious Assembly
- Retail (Restricted)

*For a full listing of uses please refer to  
Rocky View County Land Use Bylaw\**



## Location & Connectivity:

- Located west of Calgary, south of proposed Bingham Crossing
- No business tax in Rocky View County
- Nearby amenities include retail and services
- Easy access to Highway 1 and Range Road 33



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