

# FOR LEASE

*Industrial Condo*  
2,983 SF

Bay 16, 10 Wrangler Place

MD of Rocky View County, Alberta



Located in Patton Industrial Area with quick access to Glenmore Trail and 84 Street.

Handicap washroom built to code.

HVAC unit for office area and gas fire radiant heating unit for warehouse area. LED lighting throughout.

Reception area with kitchen

**Location:** Patton Industrial

**Lease Price:** \$11.00 / Sq Ft

**Zoning:** DC #76

**Size:** 2,983 SF

**Year Built:** 2008

**Yard:** 2,400 SF at rear

**Op Costs:** \$4.47 / Sq Ft

**Ceiling Height:** 20' Clear

**Power:** 100 AMPS 3 Phase

**Loading:** Drive In (14'x14')

**Parking:** 4 Designated

**Mike Blayney**

**403-969-7355**

[mike@blaynecommercial.com](mailto:mike@blaynecommercial.com)

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**COMMERCIAL**

RE/MAX Complete Commercial  
Suite 200, 525 28th Street SE  
Calgary, AB T2A 6W9  
(403) 204-9300  
[www.remaxcc.ca](http://www.remaxcc.ca)

