

# 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

|                    |                   |                        |                    |
|--------------------|-------------------|------------------------|--------------------|
| <b>Location:</b>   | Patton Industrial | <b>Lease Price:</b>    | \$11.00 / Sq Ft    |
| <b>Zoning:</b>     | DC #76            | <b>Size:</b>           | 2,983 SF           |
| <b>Year Built:</b> | 2008              | <b>Yard:</b>           | 2,400 SF at rear   |
| <b>Op Costs:</b>   | \$4.47 / Sq Ft    | <b>Ceiling Height:</b> | 20' Clear          |
|                    |                   | <b>Power:</b>          | 100 AMPS 3 Phase   |
|                    |                   | <b>Loading:</b>        | Drive In (14'x14') |
|                    |                   | <b>Parking:</b>        | 4 Designated       |

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