

SALE/LEASE Opportunity

FREESTANDING MANUFACTURING
BUILDING WITH HEAVY POWER AND
HEAVILY COMPACTED YARD

Reduced Rental Rate

234155 Wrangler Road SE, Rockyview, Alberta

For more information



Dean (Dino) Truant

Broker

Roman Real Estate

403-399-5279

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Dan Luijckx

Associate

Roman Real Estate

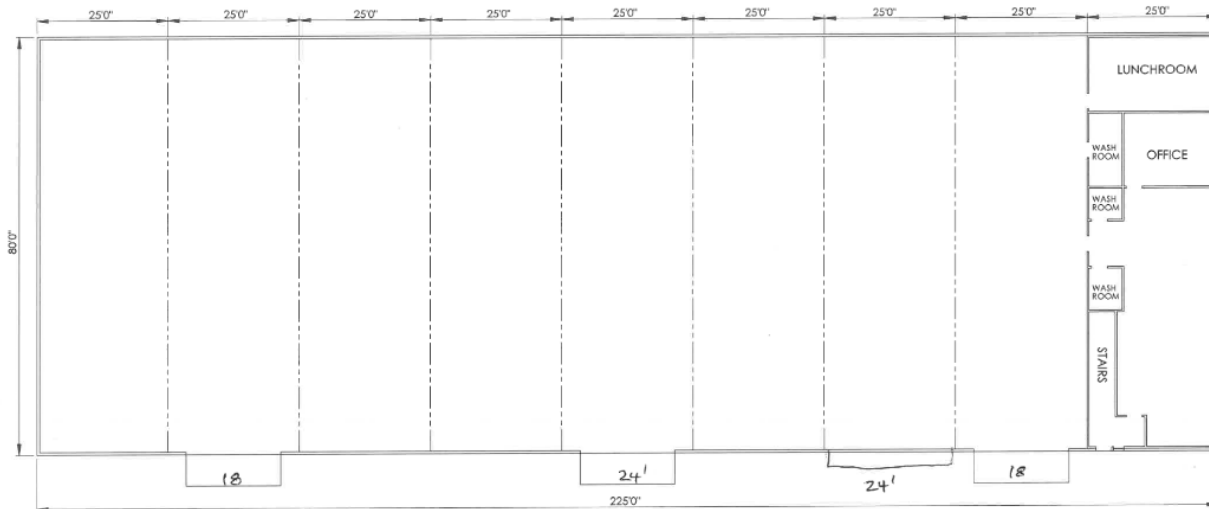
403-701-0176

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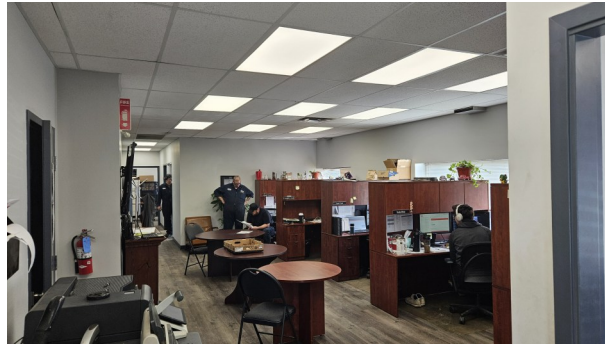
Visit us at:

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 st Office	2,000 s.f. +/-
	2 nd Office	2,000 s.f. +/-
	Shop	16,000 s.f. +/-
	Total	20,000 s.f. +/-

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 2025):	\$ 2.75 p.s.f. Inclusive of property taxes and insurance
Asking Rental Rate:	\$19.75 p.s.f with escalations
Term:	5 years
Available:	March 1 2025
Asking Sale Price:	\$ 5,995,000.00
Property Taxes 2024:	\$ 39,931.46 +/-