

LAND FOR LEASE

# NORMAN PLACE

Rocky View County, AB



**Lead Agents:**

**BRAD PILLING**  
[brad.pilling@cushwake.com](mailto:brad.pilling@cushwake.com)

**ZACK DARRAGH**  
[zack.darragh@cushwake.com](mailto:zack.darragh@cushwake.com)

**21.25 ACRES OF LAND | 5+ ACRES DEMISING OPPORTUNITIES**

## PROPERTY DETAILS

District:	Rocky View County
Zoning:	C-LRD (Commercial, Local Rural District)
Legal Description:	NE-21-23-28-W04M
Available Area:	± 21.25 acres (5+ acres demising is possible)
Gross Lease Rate:	\$0.85 psf (for the full site)
Availability:	March 1, 2026

## HIGHLIGHTS

- Extremely hard compacted site
- Current tenant is LaFarge (aggregate recycling facility)
- Partially fenced and gated
- Good access onto Glenmore Trail SE
- 5+ acres demising is possible



# ZONING

## C-LRD (COMMERCIAL, LOCAL RURAL DISTRICT)

### Permitted Uses

- Accessory Building  $\leq$  2045.14 sf
- Animal Health (Small Animal)
- Care Facility (Child)
- Care Facility (Clinic)
- Communications Facility (Type A)

### Discretionary Uses

- Accessory Building  $\leq$  2045.14 sf
- Agriculture (General)
- Agriculture (Intensive)
- Auctioneering
- Alcohol Production
- Animal Health (Inclusive)
- Automotive Services (Minor)
- Cannabis Cultivation
- Cannabis Processing
- Cannabis Retail Store
- Cemetary and Funeral Services
- Communications Facility (Type B)
- Communications Facility (Type C)
- Dwelling Unit, accessory to principal use
- Establishment (Drinking)
- Establishment (Eating)
- Farmers Market
- Film Production
- Home-Based Business (Type II)
- Hotel/Motel
- Industrial (Light)
- Industrial (Medium)
- Kennel
- Office
- Outdoor Storage
- Recreation (Private)
- Recycling/Compost Facility
- Retail (Garden Centre)
- Retail (General)
- Retail (Grocery)
- Retail (Restricted)
- Retail (Small)
- School, Commercial
- Shipping Container (parcels greater than 3.95 acres)
- Special Function Business
- Station (Gas/Electric)



# LOCATION MAP



**For more information, please contact:**

**BRAD PILLING**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1121  
C: 403 880 1419  
[brad.pilling@cushwake.com](mailto:brad.pilling@cushwake.com)

**BRENT JOHANNESSEN**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1116  
C: 403 589 8600  
[brent.johannesen@cushwake.com](mailto:brent.johannesen@cushwake.com)

**ZACK DARRAGH**  
Vice President  
Industrial Sales & Leasing  
D: 403 261 1120  
C: 587 437 2595  
[zack.darragh@cushwake.com](mailto:zack.darragh@cushwake.com)

**SAM HURL**  
Senior Associate  
Industrial Sales & Leasing  
D: 403 261 1115  
C: 403 630 7215  
[sam.hurl@cushwake.com](mailto:sam.hurl@cushwake.com)



**CUSHMAN & WAKEFIELD ULC**  
250 - 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
[cushmanwakefield.com](http://cushmanwakefield.com)