LAND FOR LEASE

NORMAN PLACE Rocky View County, AB





ZACK DARRAGH zack.darragh@cushwake.com

21.25 ACRES OF LAND | 5+ ACRES DEMISING OPPORTUNITIES







PROPERTY DETAILS

| Rocky View County |
|--|
| C-LRD (Commercial, Local Rural District) |
| NE-21-23-28-W04M |
| ± 21.25 acres (5+ acres demising is possible) |
| \$0.85 psf (for the full site) |
| 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

Discretionary Uses

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

BRENT JOHANNESEN

Vice President Industrial Sales & Leasing D: 403 261 1116 C: 403 589 8600 brent.johannesen@cushwake.com

ZACK DARRAGH Vice President

Industrial Sales & Leasing D: 403 261 1120 C: 587 437 2595 zack.darragh@cushwake.com

SAM HURL

Senior Associate Industrial Sales & Leasing D: 403 261 1115 C: 403 630 7215 sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC

250 - 6 Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, OPINIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY OWNER(S).