

FOR LEASE

9 FULTON GATE

Rocky View County, AB

Lead Agents:

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12,917 SF ON 2.43 ACRES



PROPERTY DETAILS

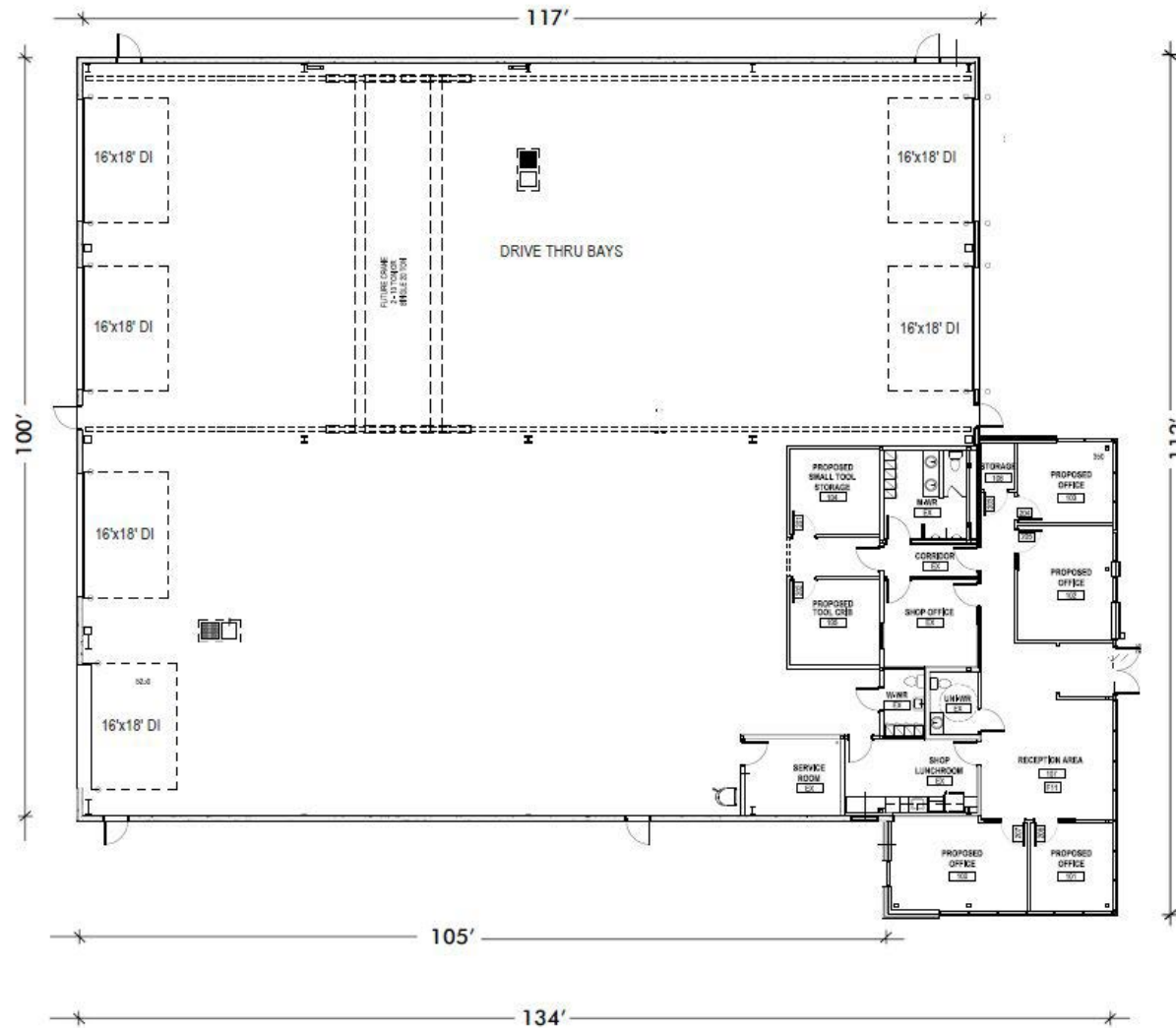
District:	Fulton Industrial Park
Legal Description:	Plan 1611193, Block 3, Lot 9
Zoning:	I-HVY (Industrial Heavy District)
Site Size:	± 2.43 acres
Available Area:	± 12,917 sf
Office Area:	± 2,110 sf
Warehouse Area:	± 10,807 sf
Loading:	6 (16' x 18') drive-in doors (2 drive-thru bays)
Ceiling Height:	30' clear
Power:	600A, 600V, 3 phase
Lease Rate:	\$20.00 psf
Property Taxes:	\$2.32 psf
Op. Costs:	\$1.64 psf
Availability:	May 1, 2025

HIGHLIGHTS

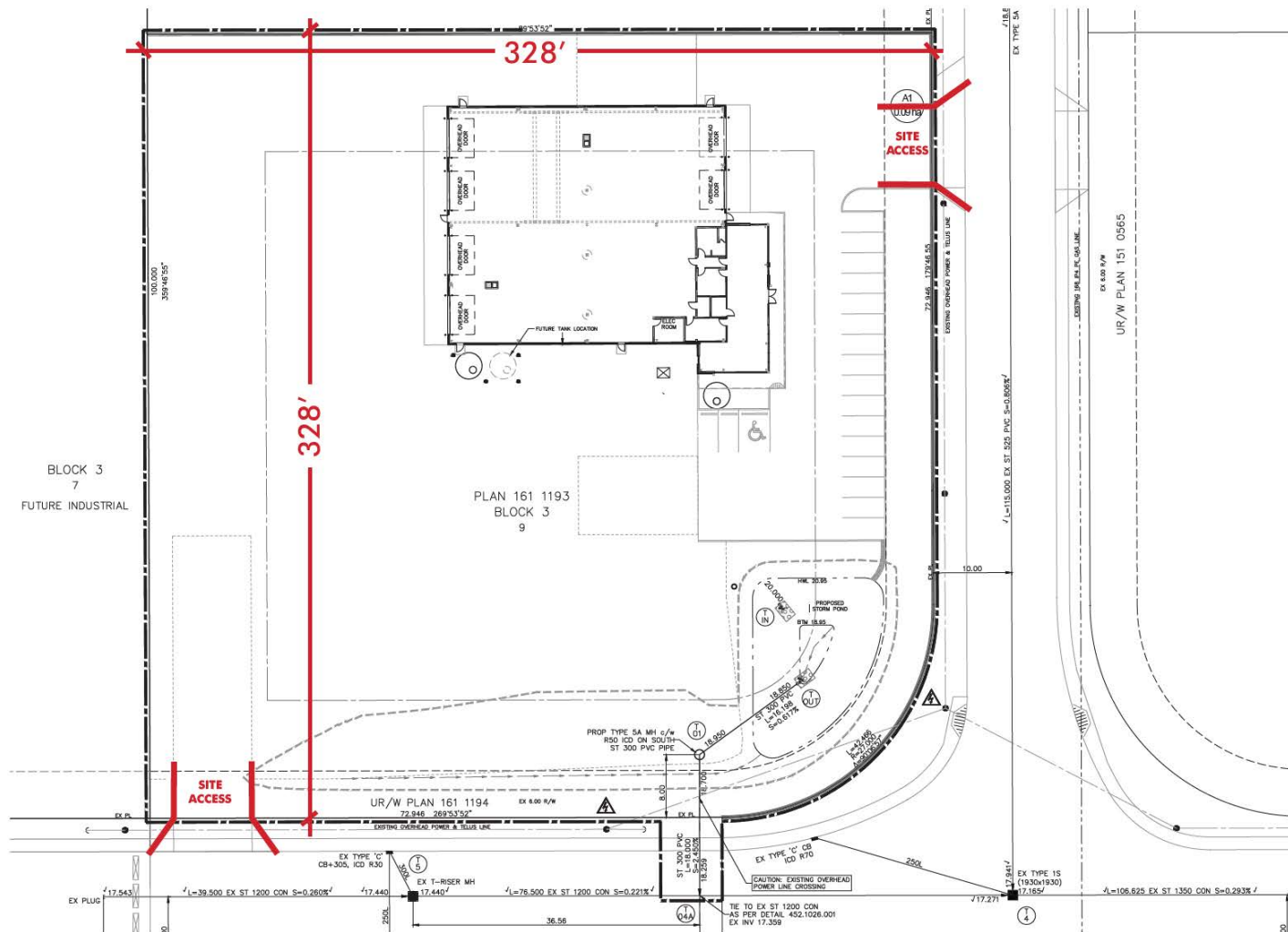
- Freestanding building with fully fenced, heavy duty gravel yard
- 17,000 CFM, two-stage make-up air unit
- LED lighting and radiant tube heating in warehouse area
- Crane ready (up to 20 tons)
- 2 points of ingress/egress
- Drive-thru loading
- Fiber optic available
- Lower taxes in Rocky View County



FLOOR PLAN

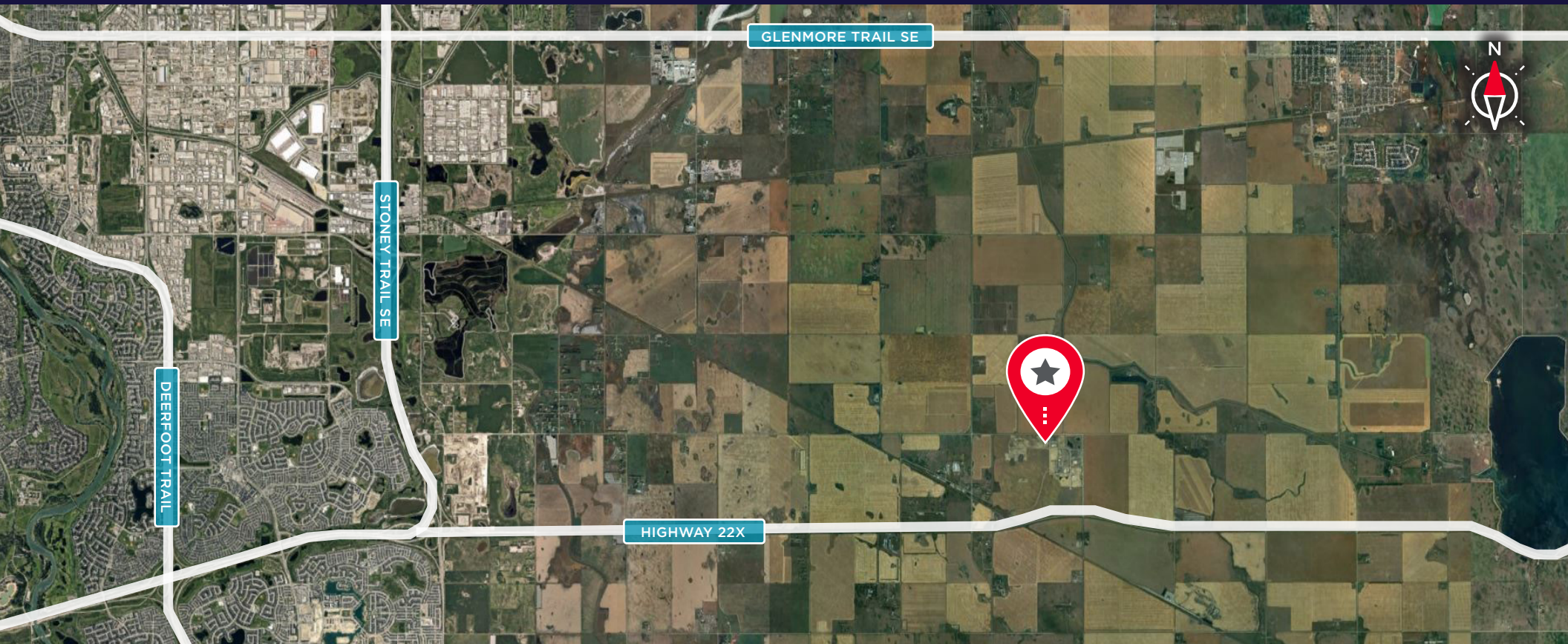


*Not to scale, not exactly as shown.



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LOCATION MAP



For more information, please contact:

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