FOR LEASE 9 FULTON GATE Rocky View County, AB

Lead Agents:

BRENT JOHANNESEN brent.johannesen@cushwake.com

ZACK DARRAGH zack.darragh@cushwake.com

12,917 SF ON 2.43 ACRES









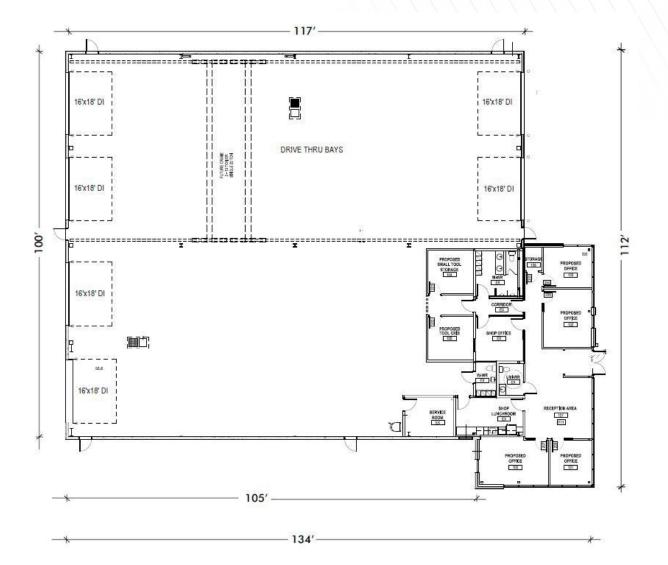
PROPERTY DETAILS

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



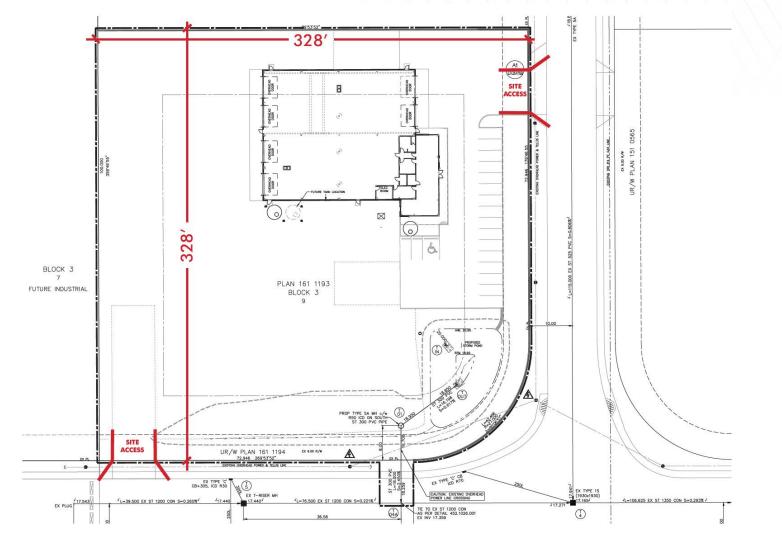




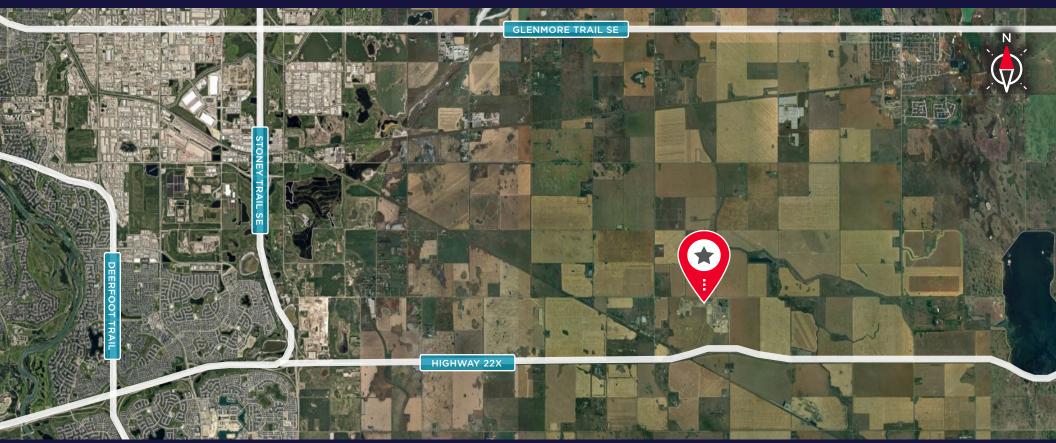
SITE PLAN







LOCATION MAP



For more information, please contact:

BRENT JOHANNESEN

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

BRAD PILLING

Vice President Industrial Sales & Leasing D: 403 261 1121 C: 403 880 1419 brad.pilling@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

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