



16,809 SF Freestanding Building on 2.01 Acres



**CUSHMAN &
WAKEFIELD**

Lead Agents:

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285113 Frontier Road SE
Rocky View County, AB

FOR LEASE

PROPERTY DETAILS

District:	84 th Street Corridor
Zoning:	DC-133 (Direct Control)
Site Size:	± 2.01 acres
Total Building Area:	± 16,809 sf
Warehouse:	± 13,209 sf
Office:	± 2,700 sf (main floor) ± 900 sf (2 nd floor)
Loading:	4 (18' x 18') drive-in doors
Yard Area:	± 1.64 acres
Ceiling Height:	25'11" to 27'6"
Power:	800A, 600V
Make-up Air:	17,000 CFM
Crane:	Building is engineered to accommodate a 10-ton crane (20'+ hook height is achievable)
Heating:	Infrared tube heaters in the warehouse
Mechanical:	2 (4-ton) HVAC units 1 (5-ton) HVAC unit
Drain System:	Trench drain with 2 compartment sump

Lease Particulars

Lease Rate:	\$22.50 psf
Op. Costs:	\$4.20 psf (2026 est.)
Available:	August 1, 2026

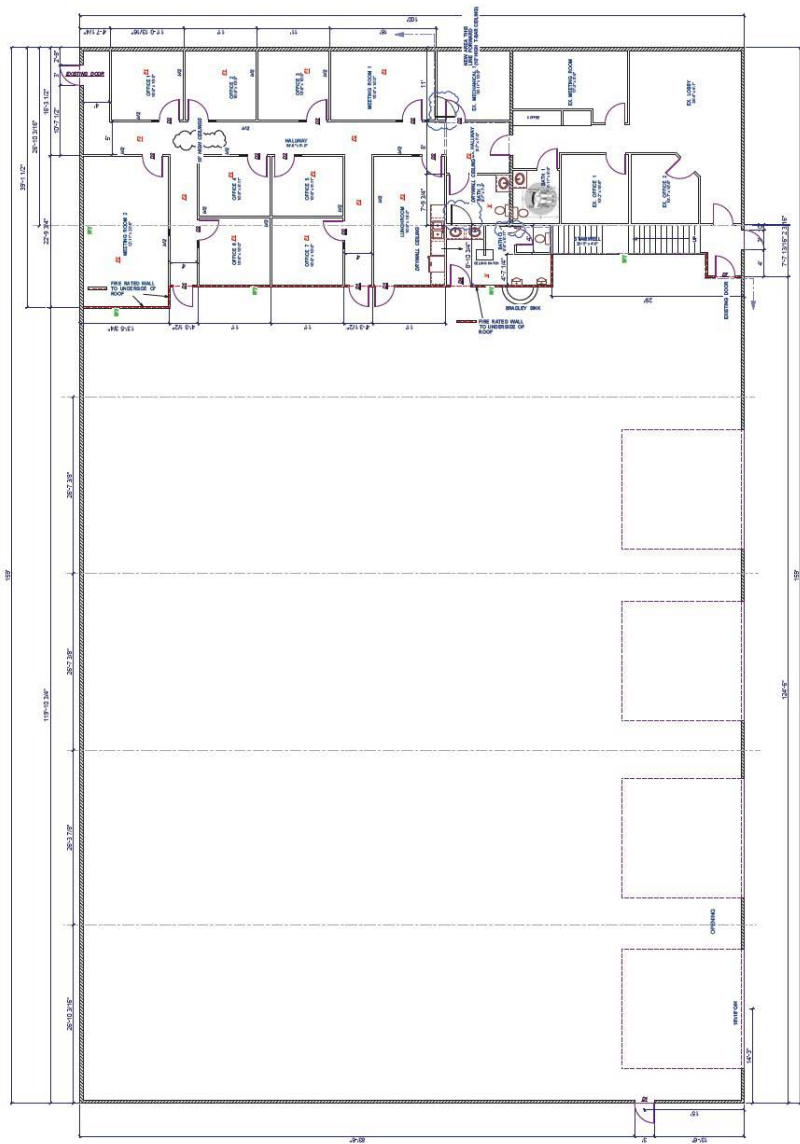
Highlights

- Freestanding building with large fenced yard area
- Make-up air, heavy power and sumps in the warehouse
- Quality office over 2 floors
- Wash bay with specialized filtration & recycling system
- Good access onto Stoney Trail and Peigan Trail
- **Additional ± 3.0 acres of fenced and highly compacted yard available just 350 meters away**

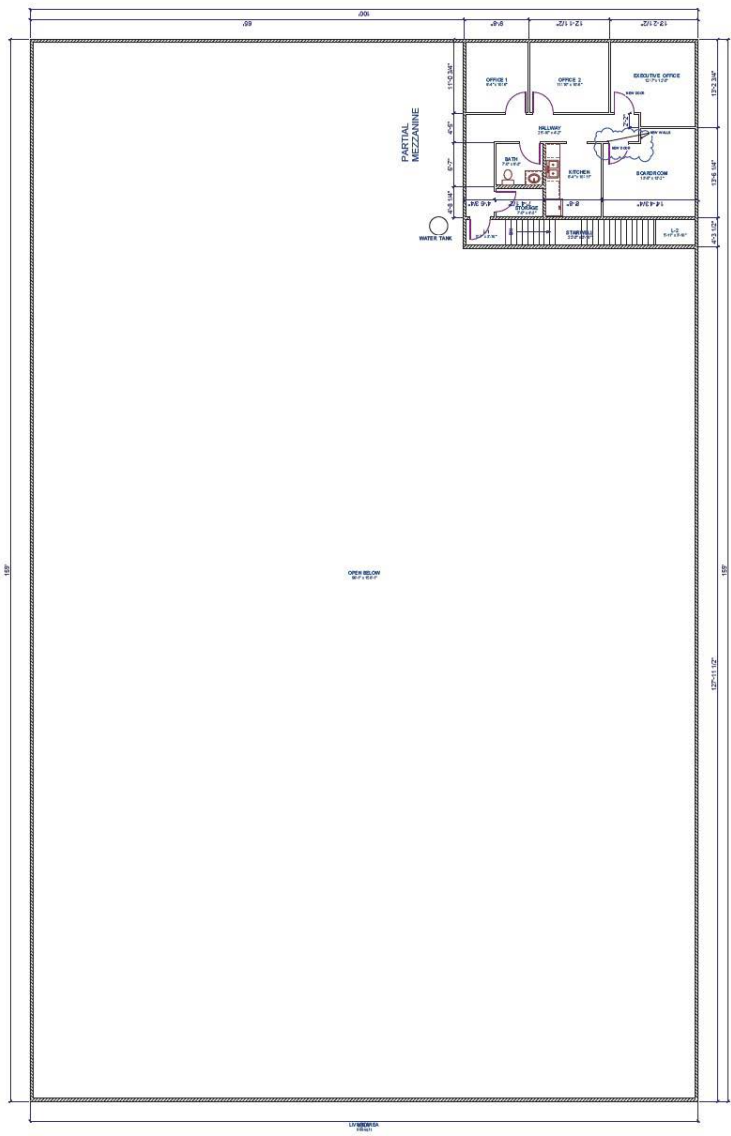


FLOOR PLAN

FOR LEASE | 285113 Frontier Road SE, Rocky View County, AB



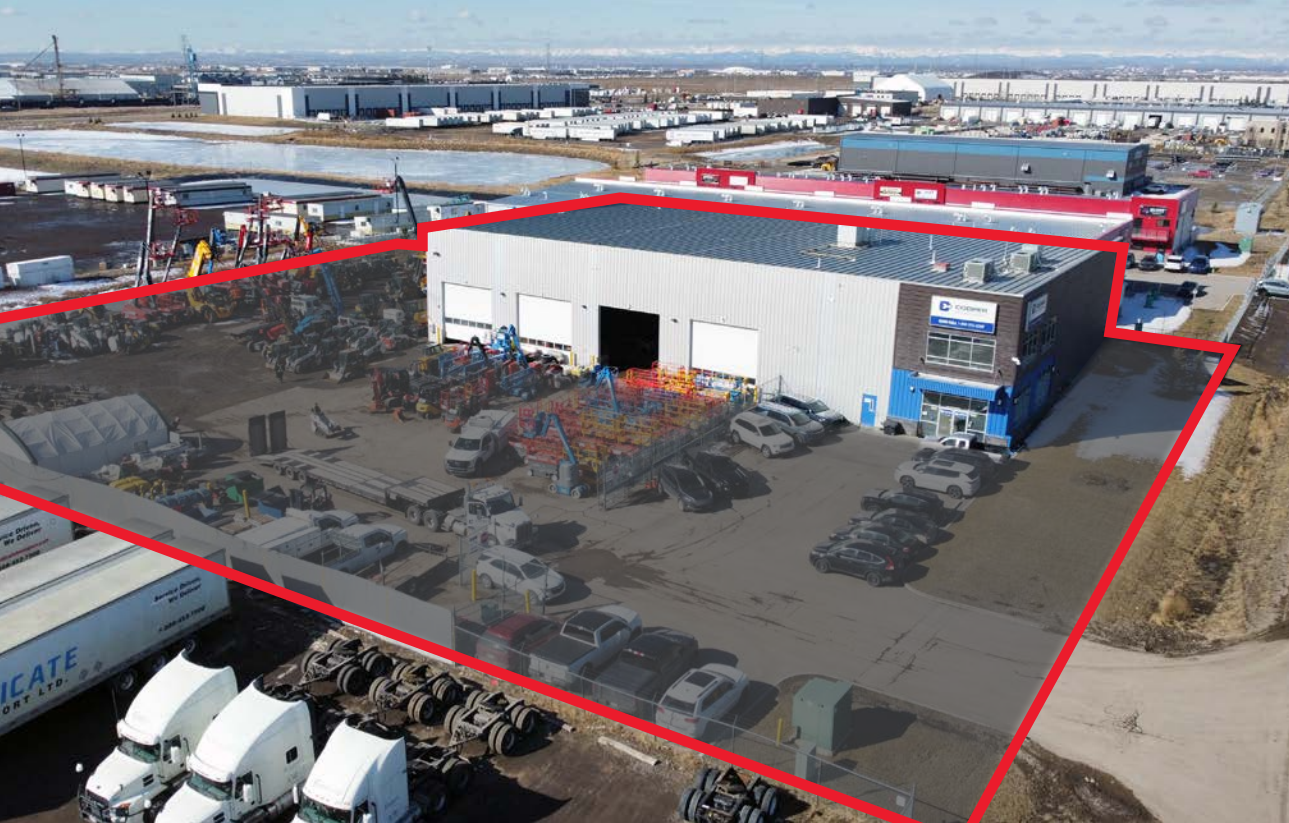
Main Floor



2nd Floor

*Not to scale, not exactly as shown.





MAP OF LOCATION



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