

16,809 SF Freestanding Building on 2.01 Acres

CUSHMAN & WAKEFIELD

Lead Agents:

BRAD PILLING
brad.pilling@cushwake.com

ZACK DARRAGH
zack.darragh@cushwake.com

285113 Frontier Road SE
Rocky View County, AB

FOR LEASE

PROPERTY **DETAILS**

District:	84th 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 (2nd 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

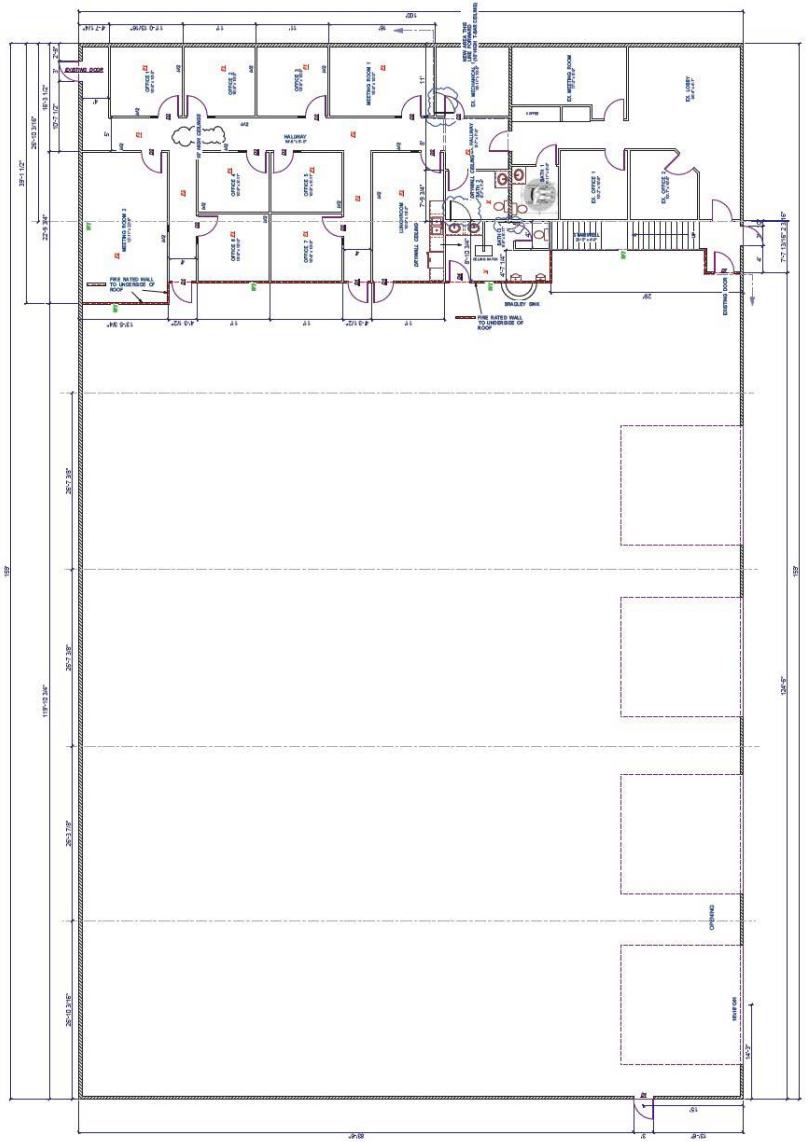
Lease Rate:	$22.50 psf
Op. Costs:	$4.20 psf (2026 est.)
Available:	Immediately

Highlights

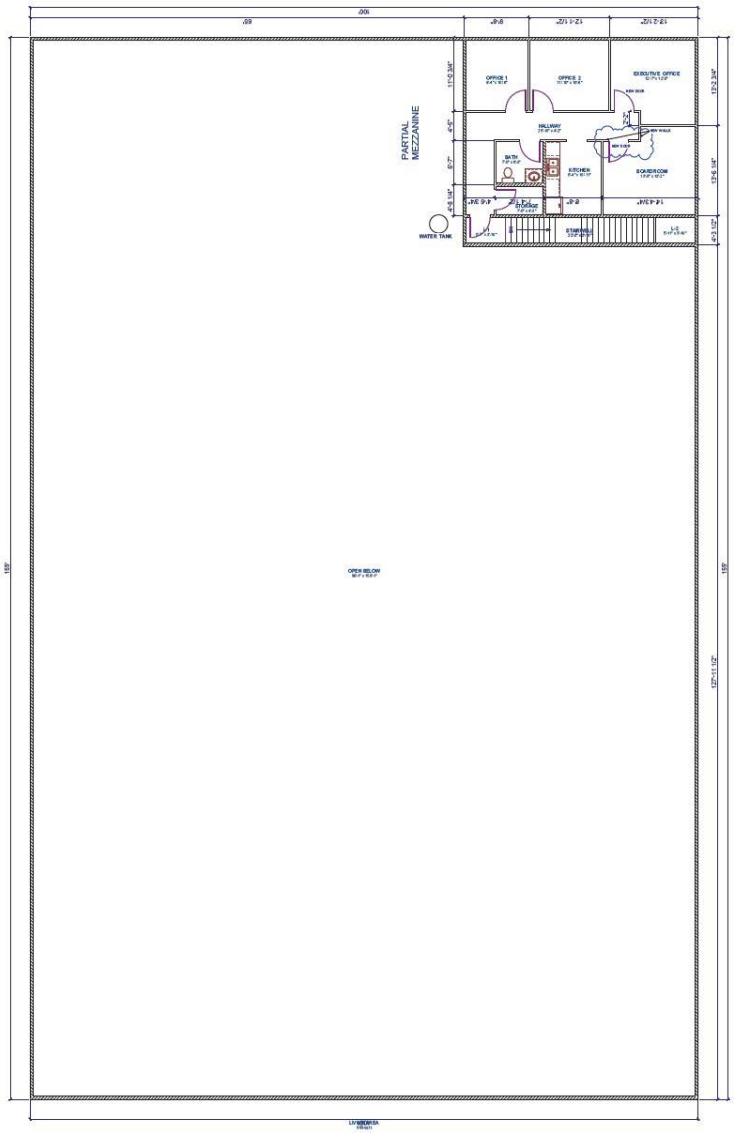
- Freestanding building with large fenced yard area
- Make-up air, heavy power and sumps in the warehouse
- Quality office over 2 floors
- Wash bay with specialized filtration & recycling system
- Good access onto Stoney Trail and Peigan Trail
- **Additional ± 3.0 acres of fenced and highly compacted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



FLOOR PLAN



Main Floor



2nd Floor

*Not to scale, not exactly as shown.










COOPER




FRONTIER ROAD SE




FRONTIER ROAD SE

MAP OF **LOCATION**



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

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

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

CUSHMAN & WAKEFIELD

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

©2026 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 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, WITHDRAWAL WITHOUT NOTICE, 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 PERFORMANCE.