FOR SALE & LEASE



18 & 20 Heatherglen Crescent, Rocky View, AB

Building 1: 13,300 square feet | Building 2: 13,300 square feet





New Construction, Premium Upgrades



Unique Freestanding Industrial Property



Flexibility to Sell/Lease Together or Individually

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PROPERTY DETAILS BUILDING 1 & 2

DISTRICT:

Heatherglen Industrial Park

LEGAL DESCRIPTION:

Plan 2210706, Lot 17, Block 11

SITE SIZE:

2.073 acres (total)

(Separate titles will be delivered upon closing)

ZONING:

DC 161 (Direct Control)

AVAILABLE AREA:

Office: 1,400 sq. ft. Shop: 11,900 sq. ft. Total: 13,300 sq. ft.

Bonus 1,400 sq. ft. mezzanine with 100 lbs per sq ft load capacity to accommodate second floor development

YEAR OF CONSTRUCTION:

2024

NET LEASE RATE:

Market

PURCHASE PRICE:

\$4,100,000 (per building)

OP. COSTS:

\$3.32 per a sq. ft. per annum (for 2025)

AVAILABLE:

Immediately - Occupancy permit has been approved

CEILING HEIGHT:

29'6" to 32'6" clear under roof beam

LOADING:

3 - 16' x 16' automatic drive-in doors

POWER:

600 amps @ 600 volt, 3-phase, 4-Wire with 347 volt

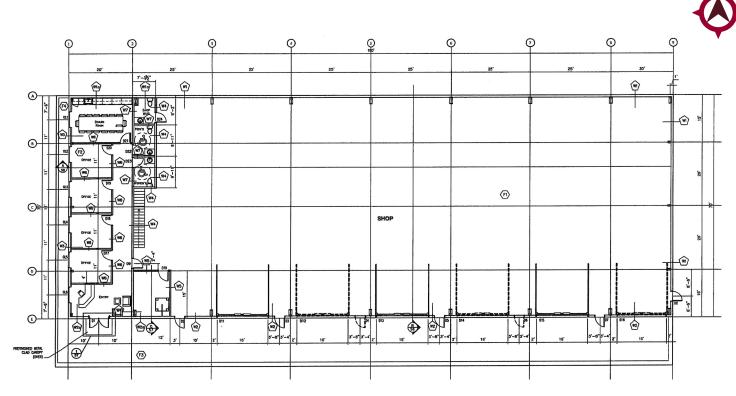




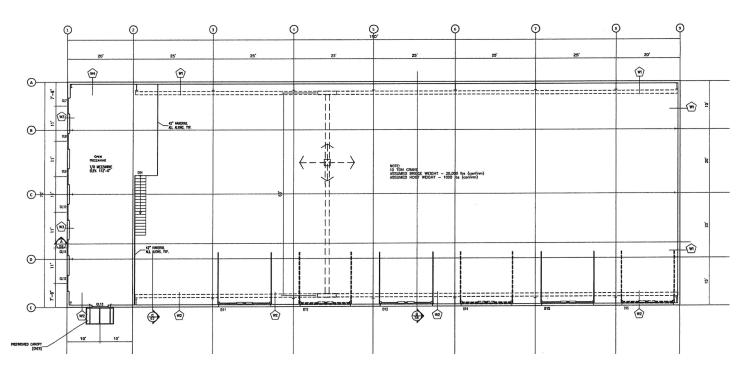


COMMENTS:

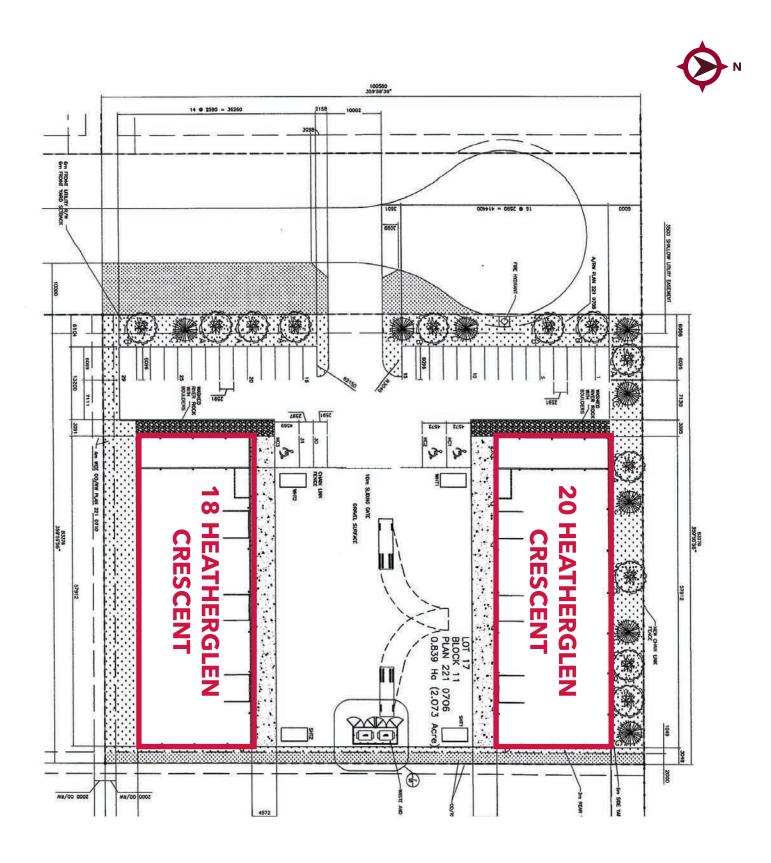
- » Buildings can be sold/leased individually or together
- » 9,000 CFM MUA unit in each building
- » Reinforced 6" slab thickness
- Large transformers for power upgrade capability
- » 10 ton crane capacity
- » Heavy granular bases (300mm of 80mm & 150mm of 25mm)
- » Owner will add fencing to separate buildings if needed
- » Buildings are fully secured with security cameras already installed
- » Bareland condo with joint access agreements
- » Same specs for each building
- » Second floor office developable



MAIN FLOOR



SECOND FLOOR



DRONE SHOTS



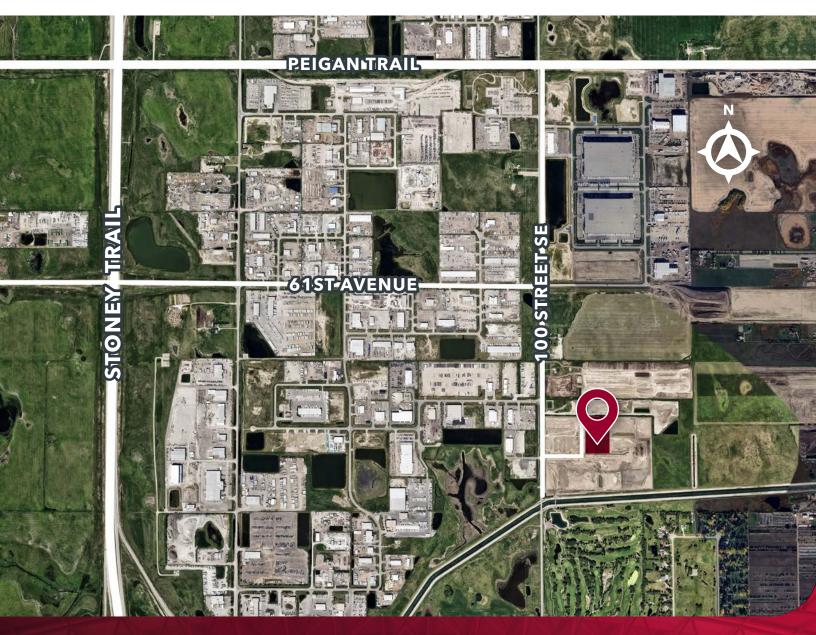








LOCATION



CONTACT US



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES