# **FOR SALE & LEASE**



## 18 Heatherglen Crescent, Rocky View, AB

13,300 square feet Newly Built Standalone Facility





New Construction, Premium Upgrades



Unique Freestanding Industrial Property



Flexibility to Sell or Lease

# **JORDAN LEBLANC**VICE PRESIDENT, PRINCIPAL

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### PROPERTY DETAILS

#### **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. <u>Shop: 11,900 sq. ft.</u> 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

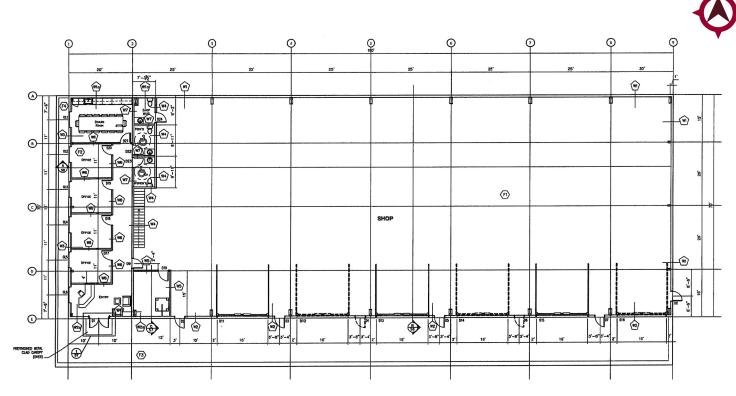




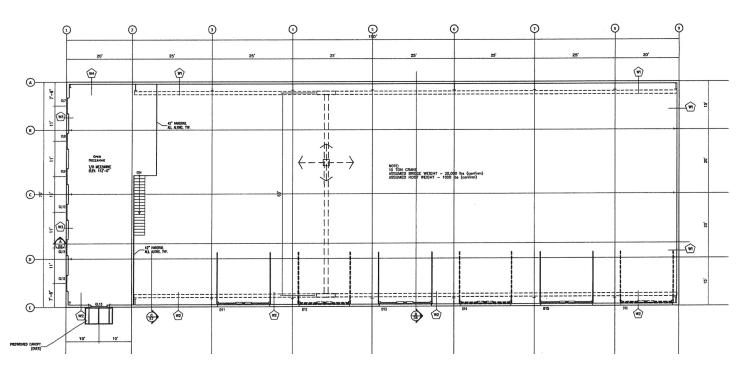


#### **COMMENTS:**

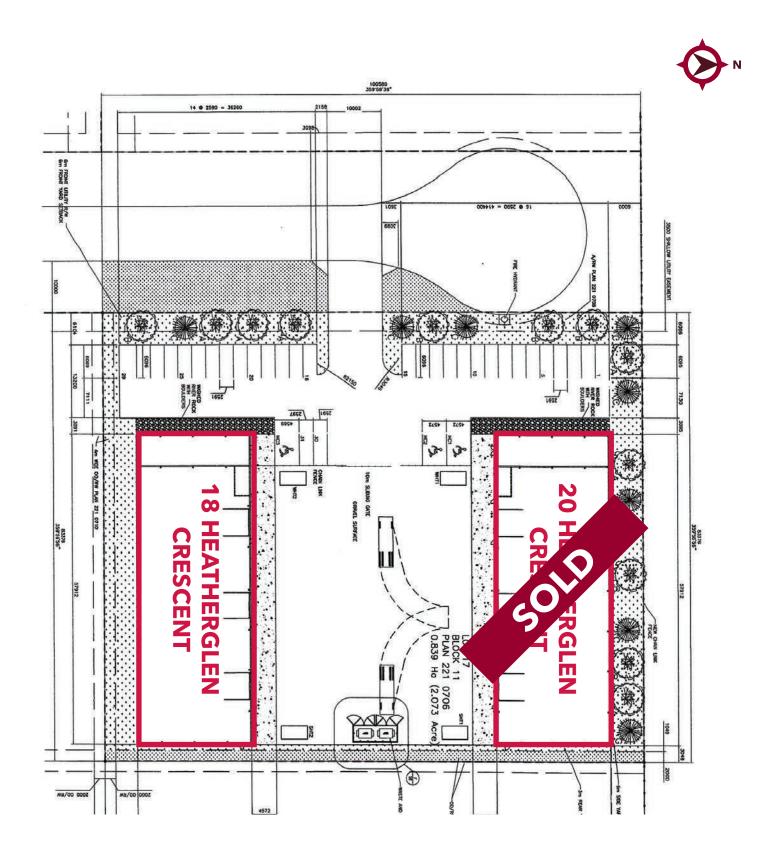
- » Flexability to sell or lease
- » 9,000 CFM MUA unit
- » Reinforced 6" slab thickness
- Large transformers for power upgrade capability
- » 10 ton crane capacity
- » Heavy granular bases (300mm of 80mm & 150mm of 25mm)
- » Owner will add fencing to separate buildings if needed
- » Building is fully secured with security cameras already installed
- » Bareland condo with joint access agreements
- » Second floor office developable



**MAIN FLOOR** 



**SECOND FLOOR** 



# **DRONE SHOTS**



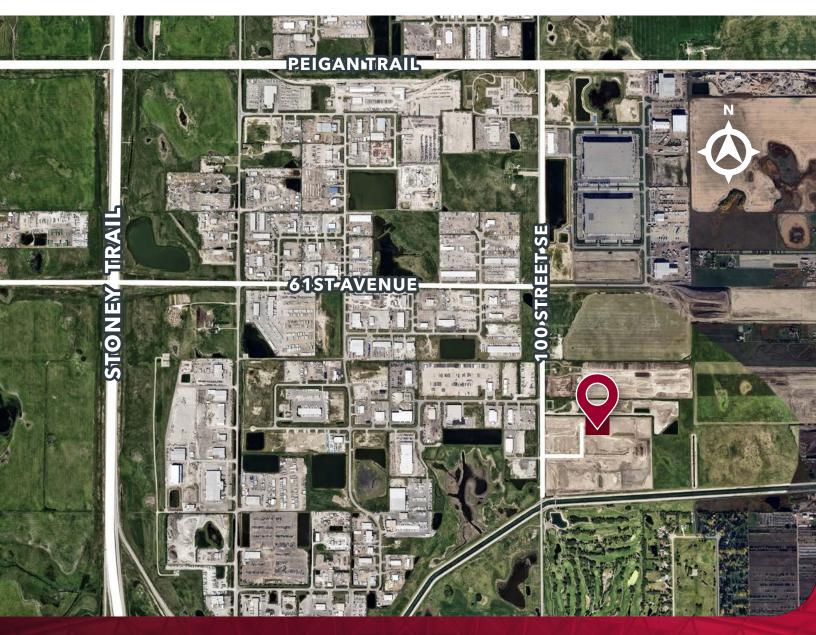








## **LOCATION**



## **CONTACT US**



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