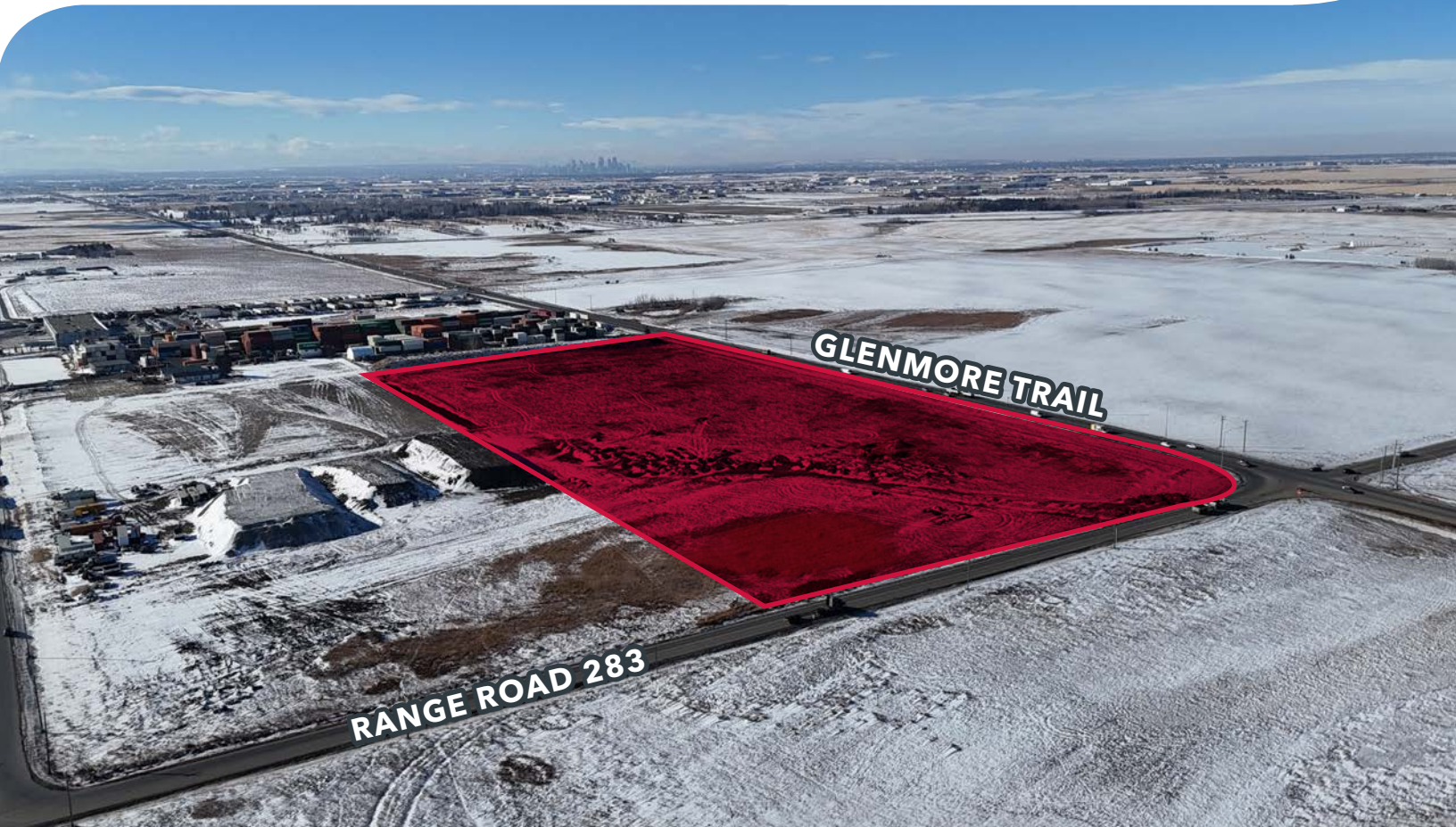


# INDUSTRIAL LAND FOR SALE



**233231 Range Road 283, Rocky View County, AB**  
18.88 acres of High Exposure Industrial Land



Conditionally  
Approved DP



Zoned Industrial Light  
District (I-LHT)



Industrial Development Land  
with Glenmore Trail exposure

**JORDAN LEBLANC, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-660-5141  
jleblanc@lee-associates.com

**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com



## KEY FEATURES

**SALE PRICE:**

\$7,500,000  
(\$397,245 per acre)

**SITE SIZE:**

18.88 acres

**MUNICIPALITY:**

Rocky View County

**LEGAL:**

Plan 1776LK, Block 1

**ZONING:**

Industrial Light District (I-LHT)

**PROPERTY TAXES:**

\$87,744.40 (for 2026)

**LOCATION:**

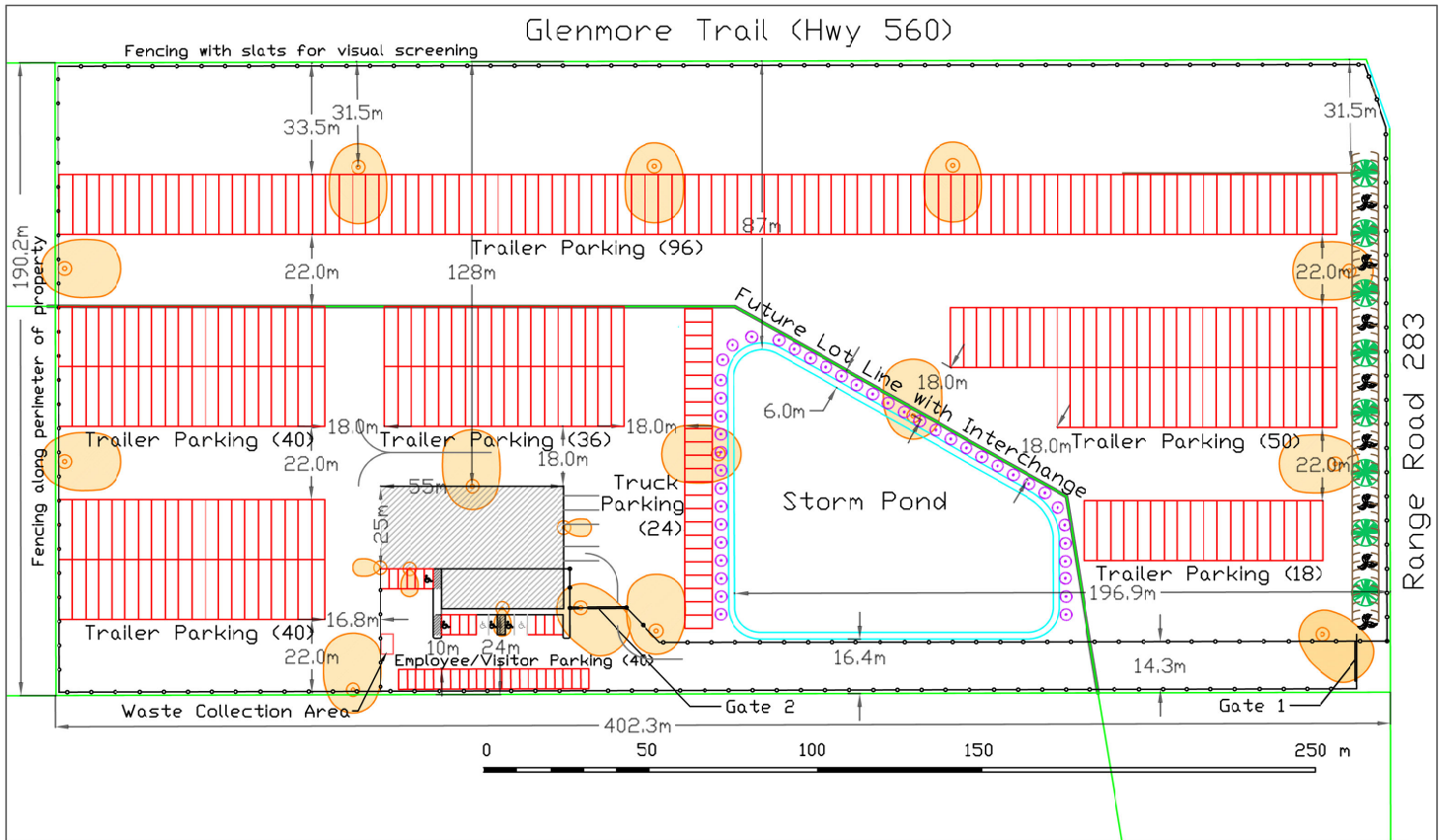
Located off Glenmore Trail fronting on to Range Road 283

**SERVICES:**

- » Electricity and gas servicing available to property line
- » Water and wastewater servicing via on-site cistern system in accordance with RVC standards
- » Site egress location identified; subject to approved access agreement with RVC
- » Paved road access via Range Road 283



# PROPOSED SITE PLAN



**Proposed Site Plan**

Building Gross Floor Area: 1600m<sup>2</sup> (17,222 sq. ft.)  
 Property Area: 7.64 ha (18.88 ac)  
 Plan 1775LK, Block 1  
 NE-21-23-28-W4M  
 Range Road 283 and Glenmore Trail

**Legend**

<p>Trailer Stall Dimensions</p> <p>(280)</p>	<p>Truck Stall Dimension</p> <p>(24)</p>	<p>Car Stall Dimensions</p> <p>(40)</p>
<p>Lighting Locations</p>	<p>Truck Scale Reference</p>	

## COMMENTS:

- » Conditionally approved permit for 19,377 sq. ft. industrial development
- » Facility and door height designed to fit container stacking
- » Geotechnical Assessment from 2024 confirms suitable development site
- » Excellent exposure along Glenmore Trail
- » All registrations pertaining to road interchange expansion removed from title
- » All levies will be paid by vendor prior to closing



# LOCATION



## CONTACT US



**JORDAN LEBLANC, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-660-5141  
jleblanc@lee-associates.com



**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9  
lee-associates.com/calgary

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES