

# FOR LEASE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## Lot 3, Norman Place, Rocky View County, AB 2.5 & 5.0 Acres of Graded and Compacted Land



 DC 146 - Industrial  
Storage

 Close Proximity to  
Glenmore Trail

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# PROPERTY DETAILS

## AVAILABLE AREA:

5.0 & 2.5 acre parcel  
(can be combined into one site)

## NET LEASE RATE:

\$0.75 PSF for year 1  
plus Property Taxes

## CIVIC ADDRESSES:

Lot 3 / Block 2 / Plan 1511781, Rocky View  
County

## AVAILABLE:

Immediate

## ZONING:

DC 146 - Industrial Storage

## ZONING / PERMITTED USES:

Permitted uses include accessory buildings, commercial communications facilities (Types A, B, and C), a dwelling unit accessory to a principal business use, government services, mini-storage, and office uses.

## ZONING / DISCRETIONARY USES:

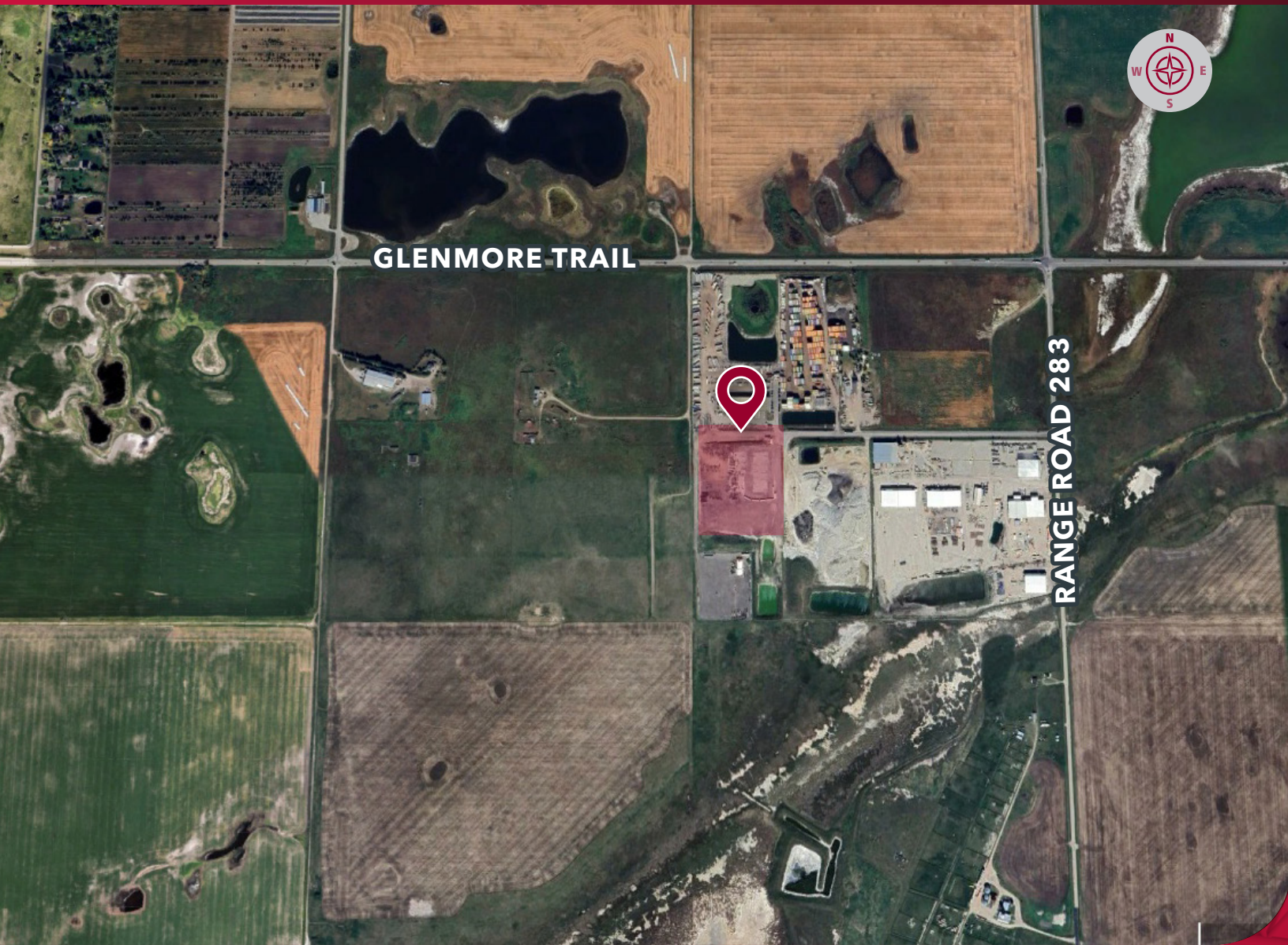
Discretionary uses include accessory uses, auctioneering services, outside storage, outdoor storage (including recreational vehicle and truck trailer storage), storage areas, and warehouses.

## COMMENTS:

- » One block south of Glenmore Trail S.E., with proximity to Stoney Trail
- » Fencing will be provided on a 5-year term
- » Compacted and level site
- » Power and Gas to property line
- » Minutes from Foothills Industrial Park, major distribution hubs & transportation routes



# LOCATION



# CONTACT US

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