

FOR LEASE

±11,529 SF Industrial Bay with ±8,600 SF Yard

Bay B, 233193 Range Rd 283, Rocky View County, AB T1X 0K7 | The 40 Business Park



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

— OPPORTUNITY OVERVIEW

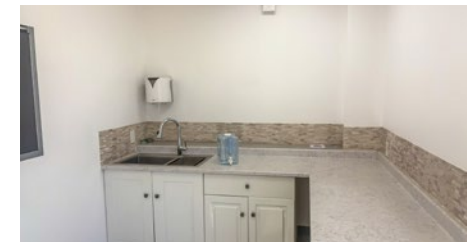
NAI Advent is pleased to offer an exceptional industrial leasing opportunity within The Forty Business Park, located just east of Calgary with seamless access to Glenmore Trail and Stoney Trail. This professionally managed business park features wide industrial-grade roadways, I-G zoning, and top-tier security infrastructure.

Now available is Bay B, 233193 Range Rd 283, a ±11,529 SF fabrication/service bay within a high-spec engineered steel building, equipped with heavy-duty infrastructure including a 10-ton crane, 36' clear ceiling height, oversized loading doors, and a 12,000 CFM make-up air system. The building is ideally suited for fabrication, service, or manufacturing operations.



LEASE DETAILS

TOTAL BAY SIZE	±11,529 SF
WAREHOUSE SIZE	±8,581 SF
OFFICE SIZE	±1,058 SF (±800 SF on mezzanine)
MEZZANINE SIZE	±1,890 SF
YARD SIZE	±8,600 SF
CEILING HEIGHT	36' clear
POWER	400 amps / 600 volt
CRANE	10-ton crane (can be included)
LOADING	2 drive-in doors: 25'6"W x 22'H & 18'W x 22'H
MAKE-UP AIR	12,000 CFM
LIGHTING	High-efficiency LED lighting
SUMP	Two-stage sump system
FIRE PROTECTION	Sprinklered building
PARKING	10 stalls at front of building
ZONING	I-G (Industrial General)
LEASE RATE	<i>Rates Reduced!</i> - call for details
OP COSTS	\$5.00 PSF



For more information,
please contact:

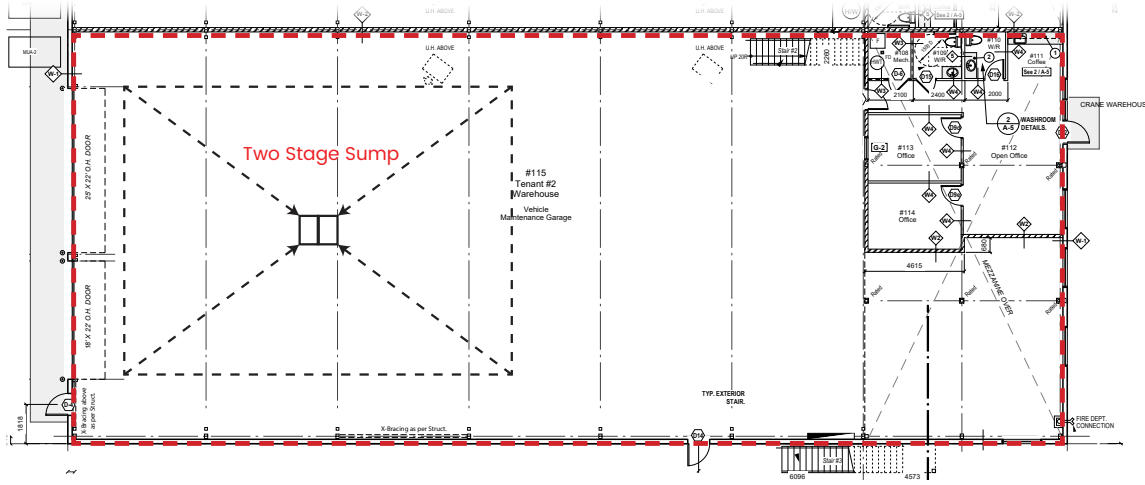


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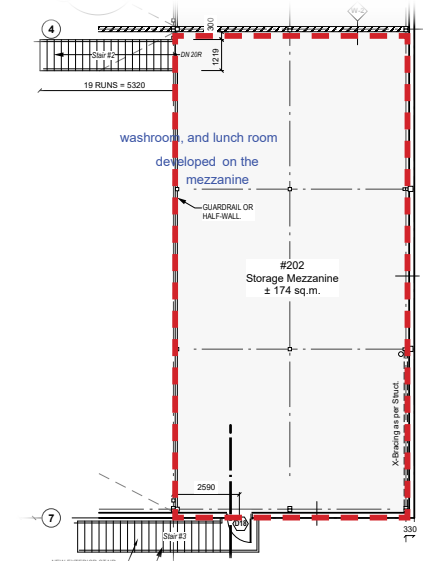


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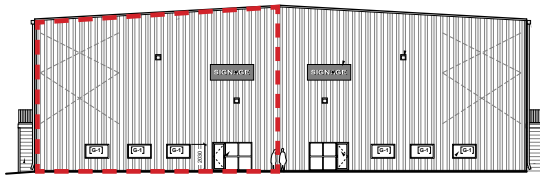
FLOOR PLAN



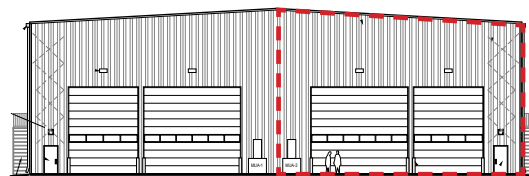
MEZZANINE PLAN



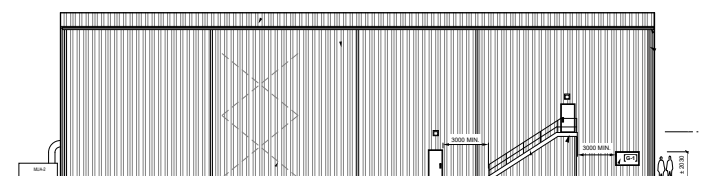
ELEVATIONS



East Elevation (Front)



West Elevation (Rear)



South Elevation (Right Side)

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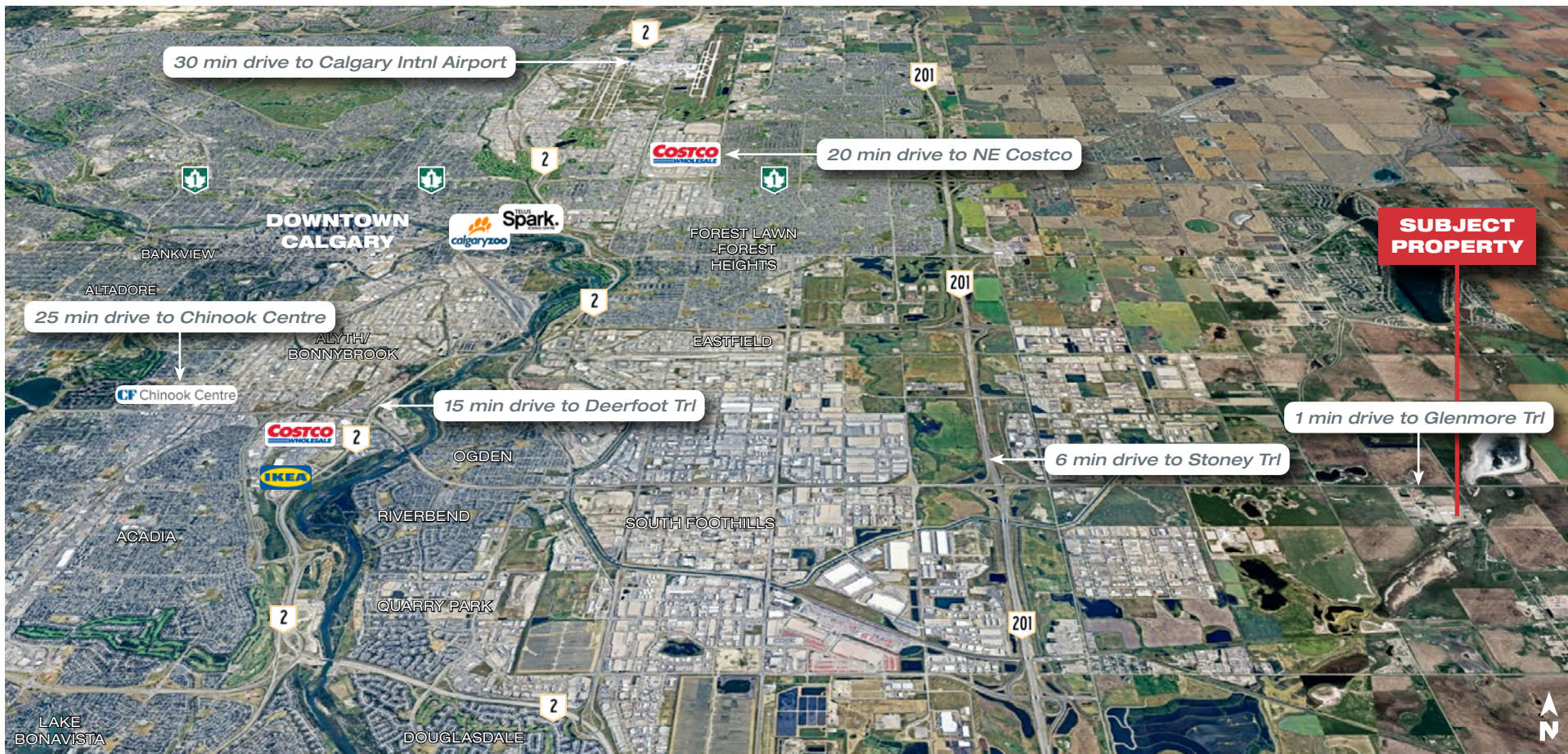


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DRIVE TIMES



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