

# FRONTIER WAREHOUSE

**AVAILABLE:** 256,461 sq. ft. Warehouse Space for Lease in Frontier Industrial Park, Frontier Road SE, Calgary

**BUILDING:** ± 244,944 sq. ft. on Main Floor  
± 11,517 sq. ft. on Second Level

- HIGHLIGHTS:**
- Convenient access from Peigan Trail and Stoney Trail SE
  - 825' long x 295' deep overall structural grid
  - 40' x 55' bays
  - 55' x 55' marshalling bay
  - 42 dock doors & 2 overhead doors
  - 210' marshalling area
  - 55' deep concrete dolly pad
  - 36' clear U/S structure
  - 13.8 acres in total (drainage pond 1.2 acres)
  - Well landscaped, septic system in the landscaping

**PARKING:** 187 vehicle parking stalls; 68 trailer parking stalls

**OCCUPANCY:** Q3 2023

**NET RENT:** Market rates

**OPERATING COSTS & TAXES:** \$3.04 budgeted for 2023

