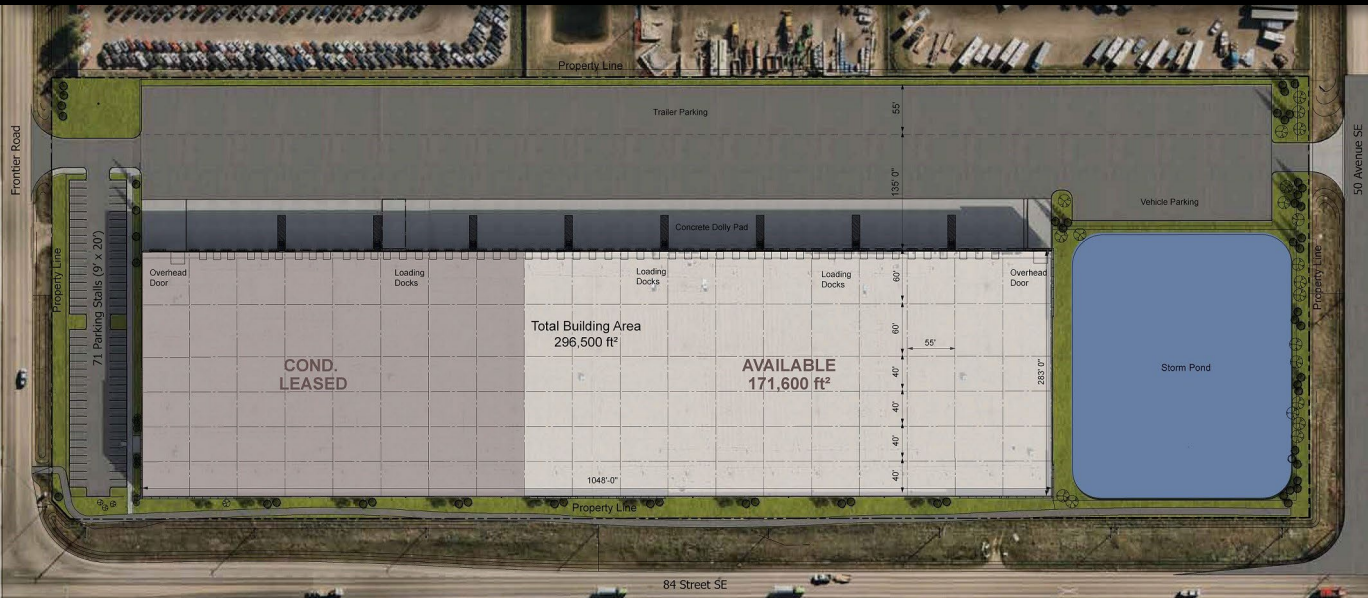


FRONTIER DISTRIBUTION CENTRE



AVAILABLE: ±171,600 sq. ft. Warehouse Space for Lease
285243 Frontier Road, Rocky View County, AB

BUILDING: ± 296,500 sq. ft. Light Industrial Warehouse

- HIGHLIGHTS:**
- Convenient access from Peigan Trail and Stoney Trail SE
 - 1,048' long x 283' deep overall structural grid
 - 40' x 55' bays
 - 55' trailer storage area
 - 135' marshalling area
 - 55' deep concrete dolly pad
 - 51 dock doors & 2 drive-in doors
 - 36' clear U/S structure
 - 16.98 acres in total
 - Zoned C-LRD 18h

PARKING: 144 vehicle parking stalls

OCCUPANCY: Q2 2024

NET RENT: Market rates

OPERATING COSTS & TAXES: \$3.16 budgeted for 2024

