



INDUSTRIAL PROPERTY FOR LEASE

285177 WRANGLER RD.

ROCKY VIEW COUNTY, AB

Darcy Whalen
Broker & Partner
(403) 544-8453
darcy.whalen@kpliglobal.com

KPLI
COMMERCIAL

Highly functional shop and yard

AVAILABLE	Negotiable
TOTAL AREA	5,000 sf
OFFICE AREA	1,550 sf
MEZZ. AREA	1,550 sf
SHOP AREA	3,450 sf
NET RENT	Market
OP. COSTS	TBV

PROPERTY FEATURES

Two oversized drive-in loading doors

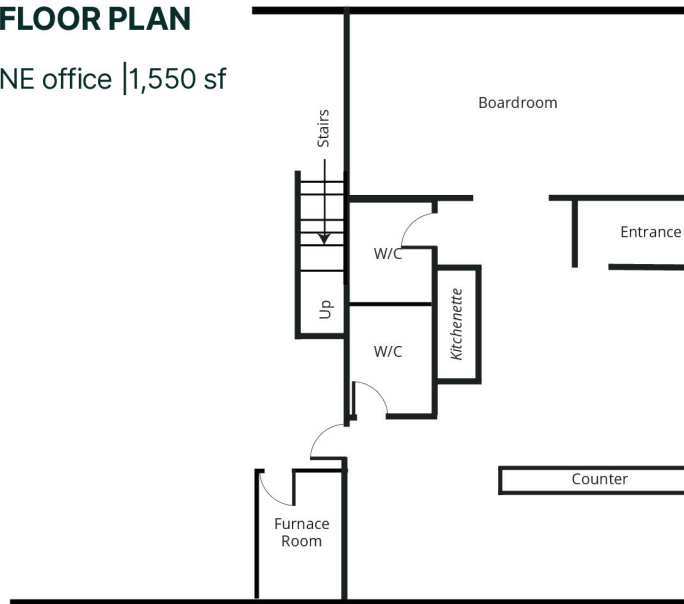
Dedicated yard, fenced and graveled

Potential to exapnd yard area

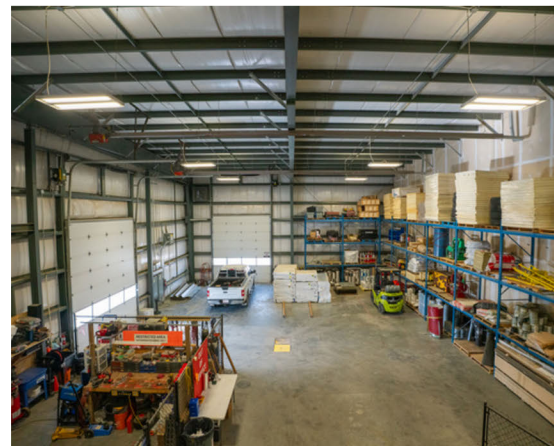
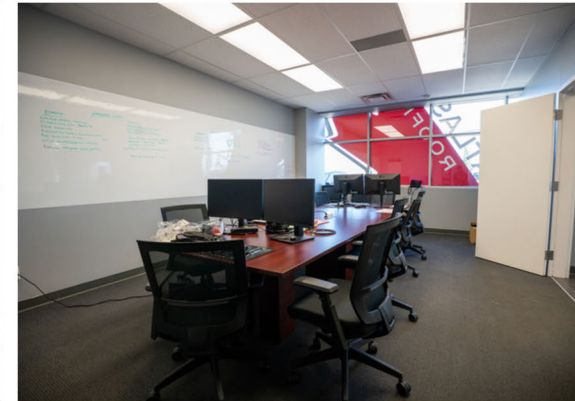
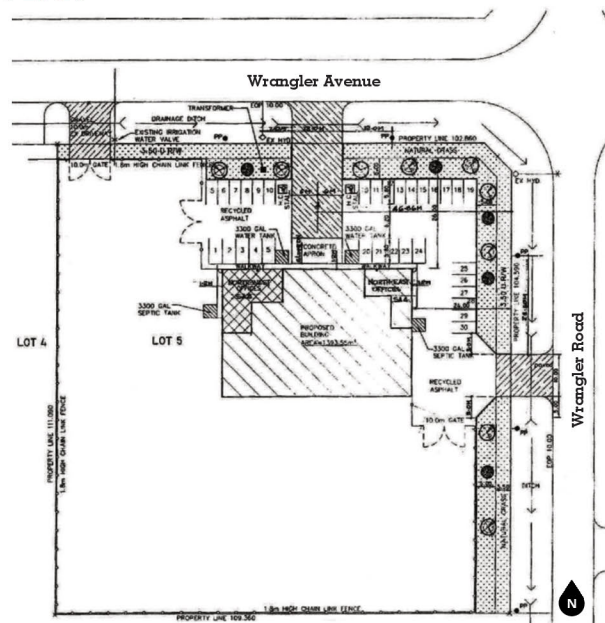
Sump in the shop area

FLOOR PLAN

NE office | 1,550 sf



SITE PLAN





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