

FOR LEASE

Flexible Industrial Bay & Yard Opportunities at The Forty Business Park
233193 Range Road 283, Rocky View County, AB

±11,529 SF Bay w/ 0.7 Acre Yard | Multiple Fenced Industrial Lots (up to ±3.5 Acres)



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.

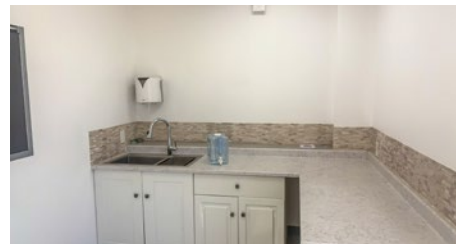
Also available are six secure and fenced yard lots, ranging from 0.5 to 1 acre. These yards offer flexible configurations, optional powered Seacan offices, and adjustable gates & fencing, making them perfect for equipment storage, fleet parking, or staging operations.



Bay B, 233193 Range Rd 283

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	±0.7 acre
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:



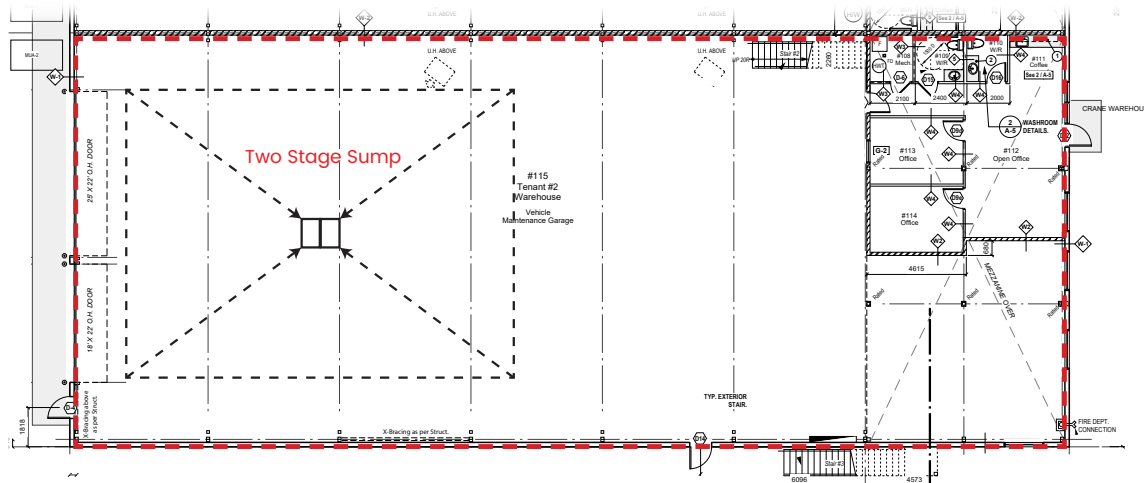
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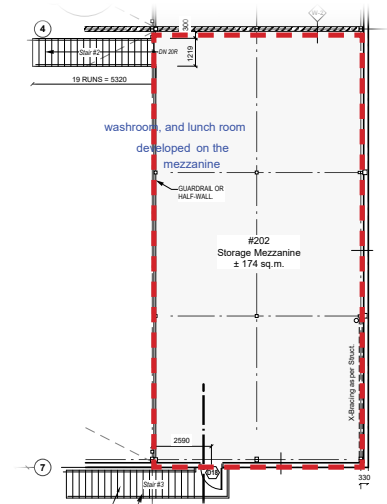
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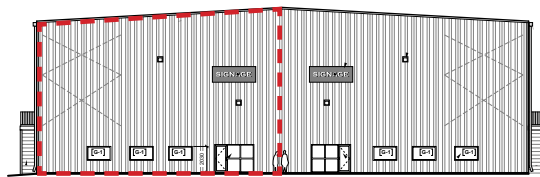
FLOOR PLAN



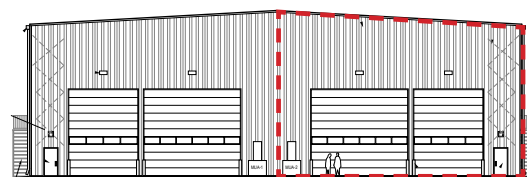
MEZZANINE PLAN



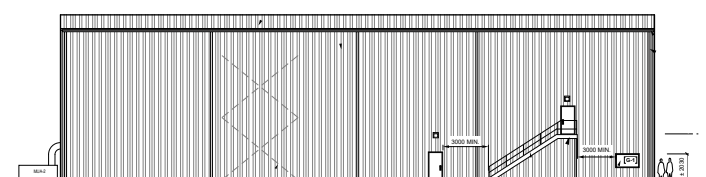
ELEVATIONS



East Elevation (Front)



West Elevation (Rear)



South Elevation (Right Side)

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Industrial Yards for Lease

LEASE DETAILS

LOT	SIZE	LEASE RATE	SEACAN OFFICE	POWER	ACCESS
Lot A	0.5 AC	\$3,300 /month	Included (powered)	On-site	Norman PI (North)
Lot B	0.5 AC	\$2,800 /month	Not included	Via Lot A	Norman PI (North)
Lot C	0.5 AC	\$3,100 /month	Not included	Via Bay B	RR 283 (East)
Lot D	1 AC	\$4,000 /month	Included (powered)	On-site	RR 283 (East)
Lot E	1 AC	\$4,000 /month	Included (powered)	On-site	RR 283 (East)

YARD FEATURES

- » Fully fenced with adjustable 25–30 ft gates
- » Removable fencing sections for increased access
- » Powered Seacan offices: insulated, windowed, wall-heated, with up to 70A service
- » Interior & exterior outlets for utility access
- » Power billed separately



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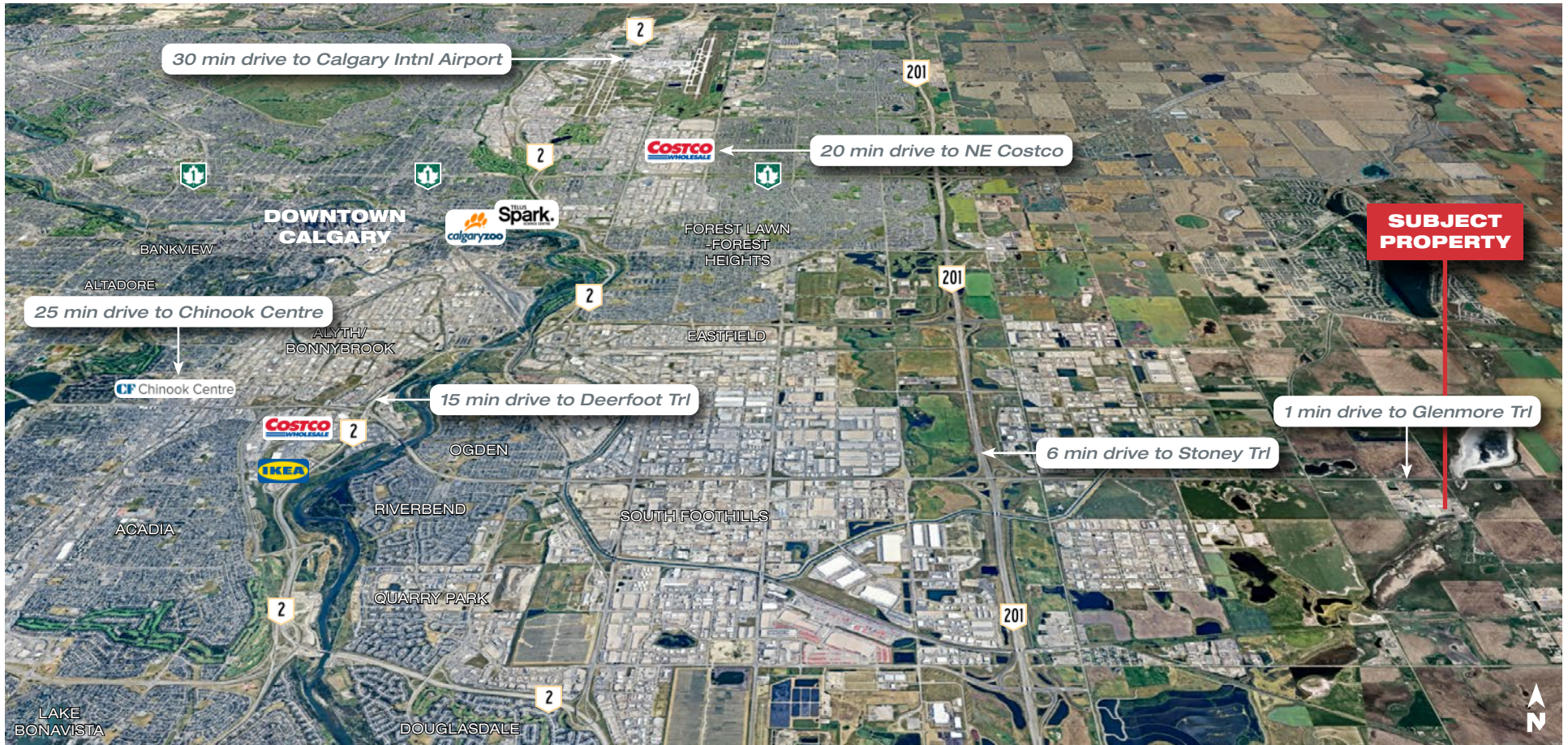


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DRIVE TIMES



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