

ING BUSINESS PARK 2

285127 FRONTIER RD



Property Details

District : Frontier Industrial Park
12 Bays, Bay Area = 2887- 4839 sf
Zoning DC-133, very broad uses
Ceiling Height 20' clear
Power 200 Amps @ 120/208V
Loading 3 X (16'W x 14'H) drive-in doors
Heating gas fired and A/C
Make-Up Air
Lighting High Efficiency LED
Available Dec 2025

Leasing Particulars

Rent from \$15.00-\$17.00
Operating Costs = \$3.90/ sq ft (est)

Highlights

- * Great access and visibility
- * Complex is fenced and power gates
- * Each bay has a secure yard
- * When you grow, bays can be combined
- * Versatile - great for all types of businesses
- * When your needs change, you can move without penalty within our portfolio

* We work with all Realtors



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Discover ING Business Park 2 - The perfect location for your growing business.....

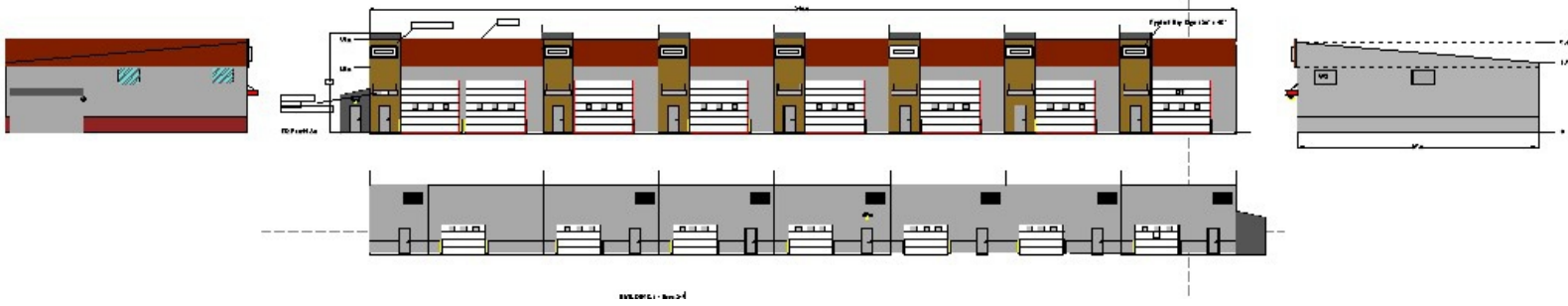
Introduction:

The 12 bays range in size between 2887 sq ft and 4839 sq ft; the bays are designed to meet the needs of almost every small to medium size business.

With pre-installed features such as :

- 200 amp , 3 phase power
- 2 stage expandable make-up air ventilation system
- Steel building structure with - 20 ft ceiling
- clear span bays with no columns
- 2 hr Fire rated walls, (required for automotive)
- built-in sump and waterproof walls
- high efficiency LED lighting
- air conditioning, even in the shop area
- offices, washroom, lunchroom, storage room
- fenced and power gated site
- each bay has a secure yard
- large overhead doors and 14' high

THE WORKHORSE

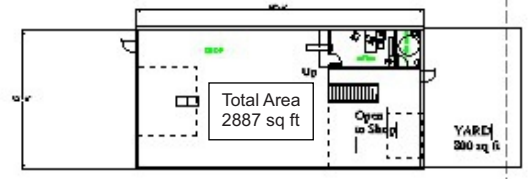
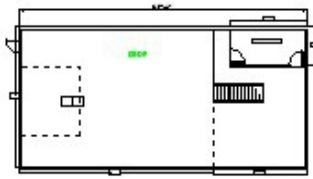
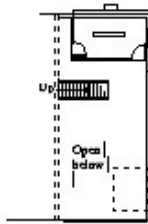
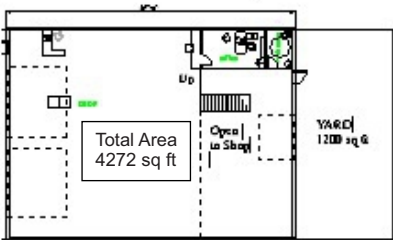


7 Industrial Bays

2887 - 4272 sq ft

Rent Only \$4995.00

Rent Only \$3595.00



FEATURES

Ideal for warehouse, contractors, manufacturers service companies, automotive services
 2887 sq ft. - 4272 sq ft
 16 ft x 14 ft overhead door, 20 ft ceiling height
 2 offices, lunchroom, developed mezzanine
 2-Stage Make-up Air
 High efficiency heat and A/C
 Garage Sump with oil separator / waterproof walls

All high efficiency LED Lighting
 200 amp, 3 phase power
 Fenced and power gated complex
 Each bay has a secure yard area
 Drive thru bay
 Zoning DC-133, broad range of uses
 Low low Operating Cost , \$3.60 per ft.

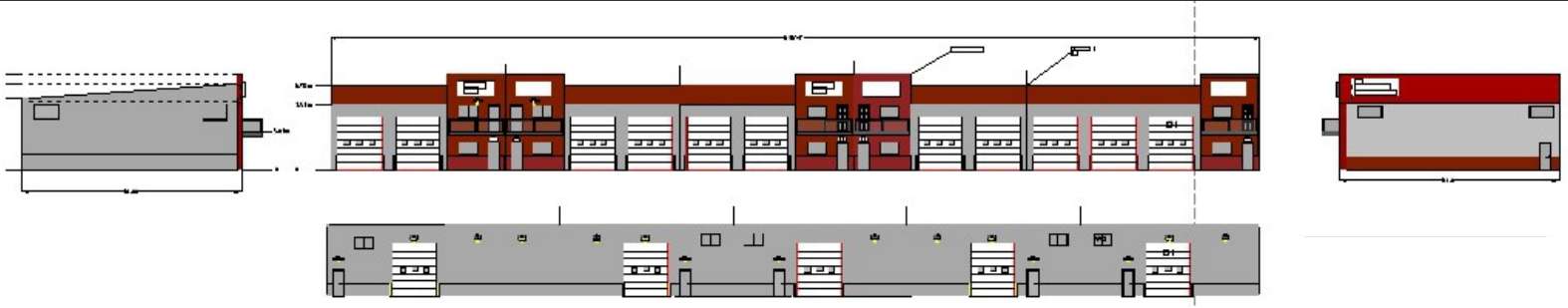


DEVELOPMENTS

CALL TODAY
BILL ING 403-540-6161

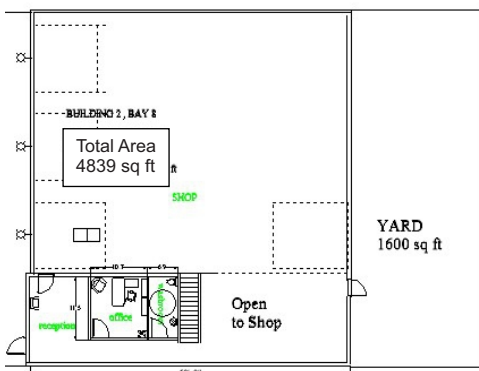
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THE SUMMIT



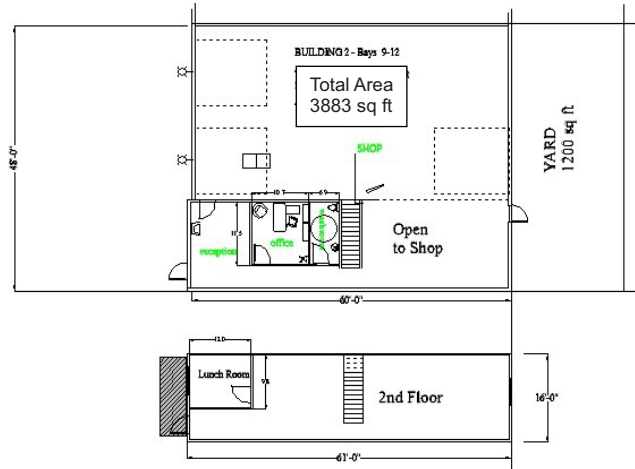
5 Industrial Bay,

3883 - 4839 sq ft



Rent Only \$5995.00

Rent Only \$4795.00



FEATURES

Ideal for business that need a front reception or showroom

Also warehouse, contractors, manufacturers service companies, automotive services

3883 sq ft. - 4839 sq ft

3 x 12 ft x 14 ft overhead doors, 20 ft ceiling height offices, lunchroom, developed mezzanine, balcony 2-Stage Make-up Air

High efficiency heat and A/C

All high efficiency LED Lighting

200 amp, 3 phase power

Garage Sump with oil separator/ waterproof walls

Fenced and power gated complex

Each bay has a secure yard area

Drive thru bay

Zoning DC-133, broad range of uses

Low low Operating Cost , \$3.60 per ft.

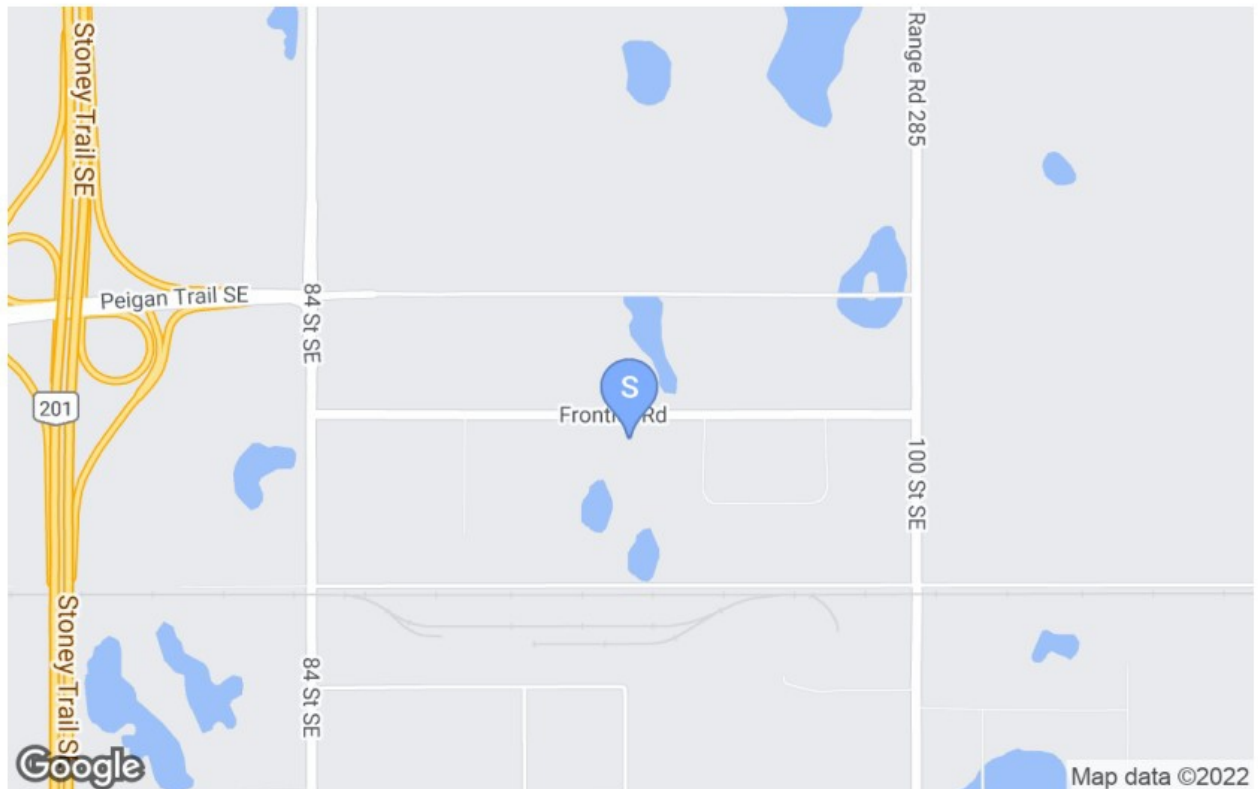


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General Location Map



Frontier Industrial Park is conveniently located just east of Stoney Trail south of Peagan Trail. It is 2 minutes to Stoney Trail, 6 minutes to Deerfoot Trail, 20 minutes from downtown



DEVELOPMENTS

Ing Developments 2009 Ltd
3287 100 St SE
Calgary, AB T1X 0L4
email: billing.ingdev@gmail.com