



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

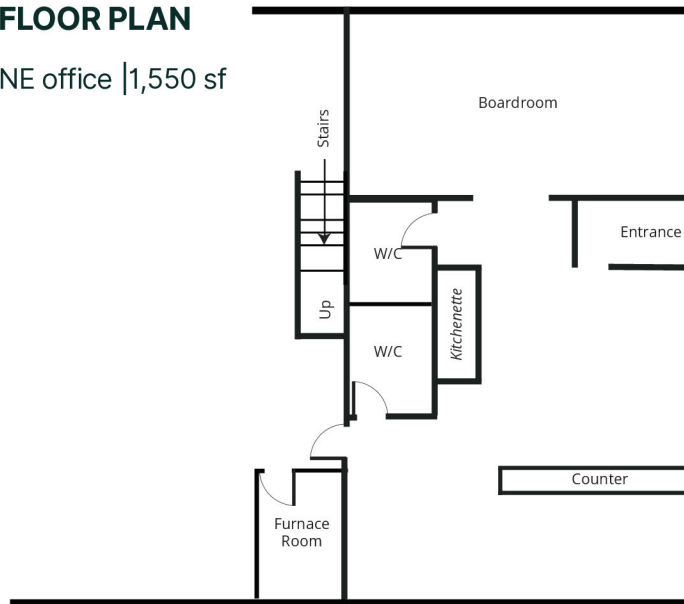
Dedicated yard, fenced and graveled

Potential to exapnd yard area

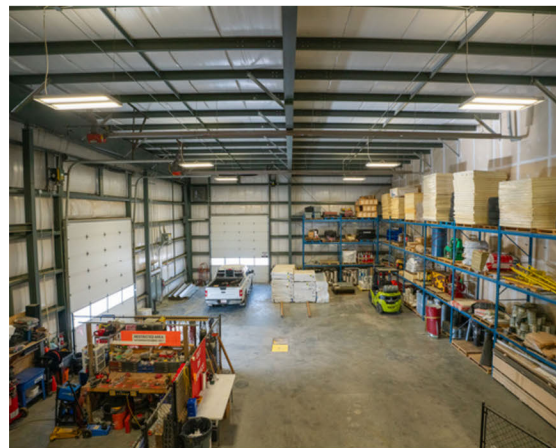
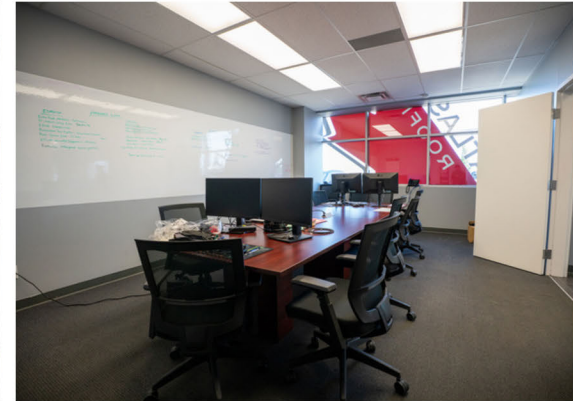
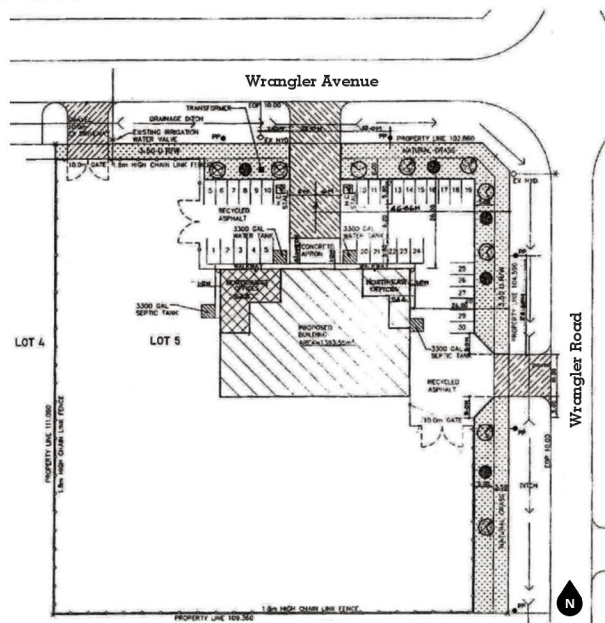
Sump in the shop area

## FLOOR PLAN

NE office | 1,550 sf



## SITE PLAN





**Darcy Whalen**  
 Broker & Partner  
 (403) 544-8453  
[darcy.whalen@kpliglobal.com](mailto:darcy.whalen@kpliglobal.com)

