



16,809 SF Freestanding Building on 2.01 Acres



**CUSHMAN &
WAKEFIELD**

Lead Agents:

BRAD PILLING
brad.pilling@cushwake.com

ZACK DARRAGH
zack.darragh@cushwake.com

285113 Frontier Road SE
Rocky View County, AB

FOR LEASE

PROPERTY DETAILS

| | |
|-----------------------------|------------------------------------------------------------------------------------------|
| District: | 84 th Street Corridor |
| Zoning: | DC-133 (Direct Control) |
| Site Size: | ± 2.01 acres |
| Total Building Area: | ± 16,809 sf |
| Warehouse: | ± 13,209 sf |
| Office: | ± 2,700 sf (main floor) ± 900 sf (2 nd floor) |
| Loading: | 4 (18' x 18') drive-in doors |
| Yard Area: | ± 1.64 acres |
| Ceiling Height: | 25'11" to 27'6" |
| Power: | 800A, 600V |
| Make-up Air: | 17,000 CFM |
| Crane: | Building is engineered to accommodate a 10-ton crane (20'+ hook height is achievable) |
| Heating: | Infrared tube heaters in the warehouse |
| Mechanical: | 2 (4-ton) HVAC units 1 (5-ton) HVAC unit |
| Drain System: | Trench drain with 2 compartment sump |

Lease Particulars

| | |
|--------------------|------------------------|
| Lease Rate: | \$22.50 psf |
| Op. Costs: | \$4.20 psf (2026 est.) |
| Available: | August 1, 2026 |

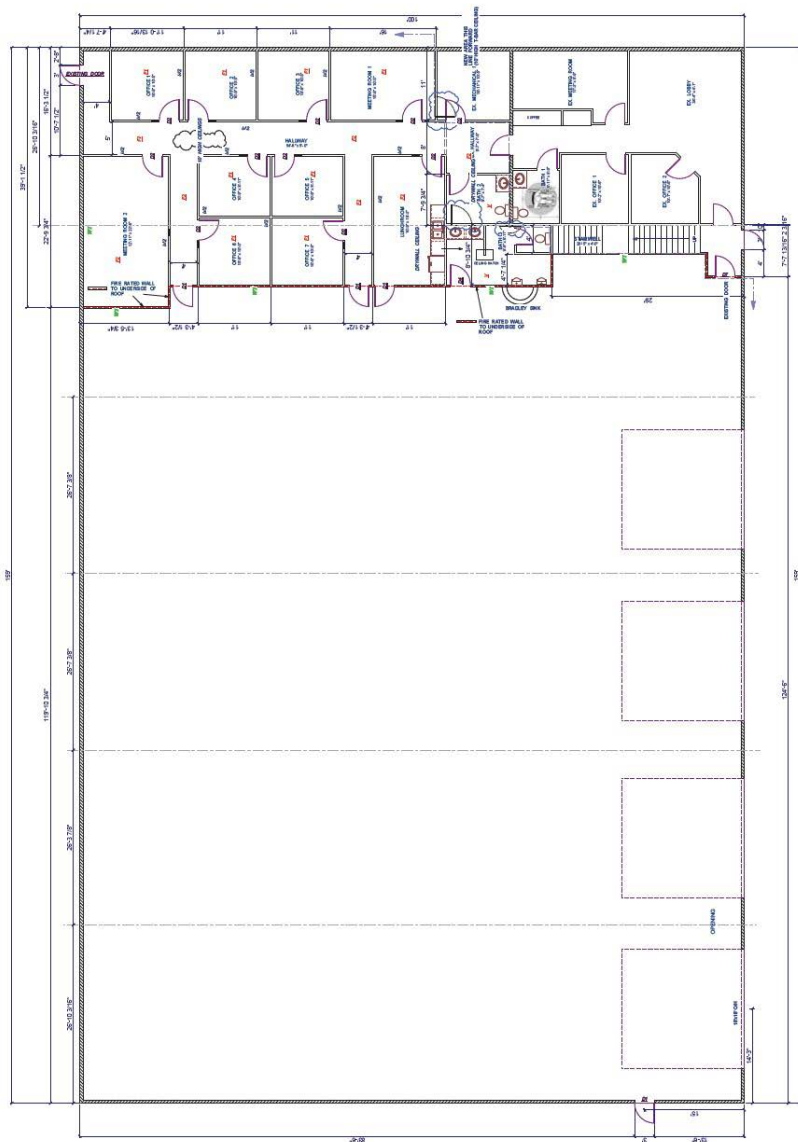
Highlights

- Freestanding building with large fenced yard area
- Make-up air, heavy power and sumps in the warehouse
- Quality office over 2 floors
- Wash bay with specialized filtration & recycling system
- Good access onto Stoney Trail and Peigan Trail
- **Additional ± 3.0 acres of fenced and highly compacted yard available just 350 meters away**

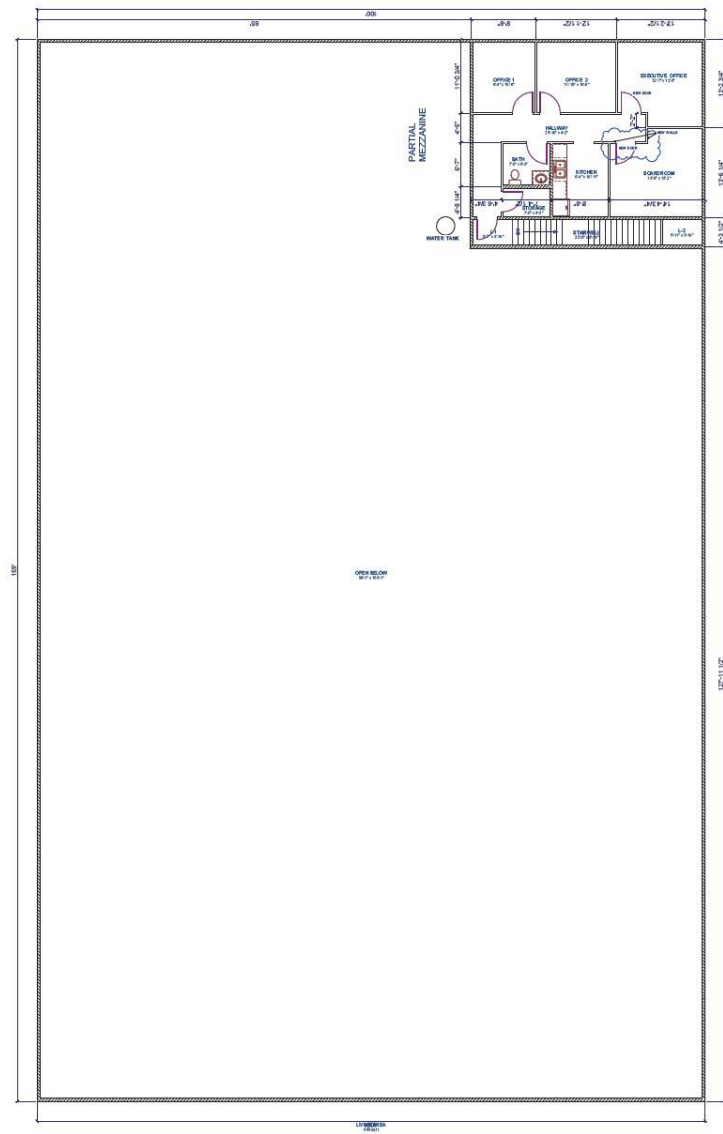


FLOOR PLAN

FOR LEASE | 285113 Frontier Road SE, Rocky View County, AB



Main Floor



2nd Floor

*Not to scale, not exactly as shown.





MAP OF LOCATION



BRAD PILLING
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1121
 C: 403 880 1419
 brad.pilling@cushwake.com

ZACK DARRAGH
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1120
 C: 587 437 2595
 zack.darragh@cushwake.com

BRENT JOHANNESSEN
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1116
 C: 403 589 8600
 brent.johannesen@cushwake.com

SAM HURL
 Senior Associate
 Industrial Sales & Leasing
 D: 403 261 1115
 C: 403 630 7215
 sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC
 250 - 6 Ave SW, Suite 2400
 Calgary, AB T2P 3H7
 cushmanwakefield.com