

# 1479 Theatre Road, Cranbrook BC

- 94.65 Acres
- Light & Heavy Industrial Zoned
- ~55,500 SF Building Area
- Holding Income

FOR SALE  
BY COURT ORDER

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# The Opportunity

Colliers Canada and RLK Commercial are pleased to present the opportunity to acquire 1479 Theatre Road in Cranbrook, BC (the "Subject Property")

The Property represents the largest single industrial land holding in Cranbrook, comprising approximately 95 acres of M-2 and M-3 zoned land in a market where large-scale industrial sites are effectively unavailable and small and mid-scale industrial sites are highly coveted.

The Subject Property generates immediate holding income from multiple leases totaling approximately \$272,000 annually, while offering significant upside through subdivision or redevelopment. With existing improvements including a 47,000 SF former manufacturing facility (vacant) and a 7,500 SF warehouse (tenanted), combined with direct railway frontage and multiple access points, this offering presents a rare opportunity to acquire scale, income, and long-term development potential within Cranbrook's primary industrial corridor.



# Site Plan



# Salient Facts

<b>Civic Address</b>	1479 Theatre Road, Cranbrook BC
<b>Legal Address</b>	024-959-804; Lot A, District Lots 28 & 2871, Kootenay District Plan NEP68546 Except Plan EPP47497
<b>Site Size</b>	95 Acres (4,122,954 SF ±)
<b>Zoning</b>	M-2 Light Industrial / M-3 Heavy Industrial
<b>Improvements</b>	± 47,000 SF Former Finger Joint Building (vacant) 7,500 SF± Warehouse (tenanted)
<b>Site Description</b>	Mostly leveled, irregular shape
<b>Site Access</b>	<ul style="list-style-type: none"> <li>1 One access point from McPhee Road (north)</li> <li>2 One access point from Industrial Road Number 1 (south)</li> <li>3 One access point from Industrial Road A (south)</li> <li>4 One access point from Theatre Road (east across train tracks, no longer active with CP)</li> </ul>
<b>Taxes</b>	\$169,167 (2025)
<b>Title</b>	Freehold
<b>Gross Lease Income</b>	~\$272,000 (in place)
<b>Asking Price</b>	<b>\$6,000,000</b>

*All offers subject to Court approval.*

# Highlights

## **LARGEST SINGLE INDUSTRIAL LAND HOLDING IN CRANBROOK**

95 acres of M-2/M-3 zoned land in the city's primary industrial corridor — *a market where large vacant parcels simply don't exist.*

## **INCOME-PRODUCING FROM DAY ONE**

Several leases in place — including FedEx Ground and Applied Compression Systems — *generating ~\$272,000/year in gross rent.*

## **SIGNIFICANT ON-SITE IMPROVEMENTS**

~47,000 SF former Finger Joint manufacturing building (vacant) and a 7,500 SF tenanted warehouse on site.

## **CP RAIL MAINLINE ALONG FULL EASTERN BOUNDARY**

A rare attribute for Interior BC industrial land — *offering potential for future rail-served and transload industrial uses.*

## **HIGHLY PERMISSIVE M-2 / M-3 ZONING**

Permits manufacturing, warehousing, distribution, logistics, transport terminals, contractor yards, heavy equipment operations, and more.

## **STRATEGIC LOCATION IN CRANBROOK'S INDUSTRIAL NODE**

Four legal access points, direct Highway 3/95 and 93/95 access, and minutes from the Canadian Rockies International Airport (YXC).



# Zoning & Development Potential

## M-2 Light Industrial | M-3 (Heavy Industrial)

Zoned M-2 (Light Industrial) and M-3 (Heavy Industrial) under City of Cranbrook Bylaw No. 3977, 2019 — two of Cranbrook's most permissive industrial designations. The zoning sketch provided depicts the M-2 and M-3 boundary across the site.

Permitted uses include (but are not limited to):

- Manufacturing, processing & assembly
- Warehousing, distribution & logistics
- Heavy equipment sales, service & storage
- Transport terminals & freight depots
- Contractor yards & outdoor industrial storage
- Auto wrecking, salvage & industrial recycling (M-3)

At 95 acres, this is a rare opportunity to create a multi-phase industrial subdivision in a market where Cranbrook's supply of serviced industrial lots is effectively exhausted. Interested parties should engage directly with the City of Cranbrook regarding subdivision, servicing, and development permit requirements.

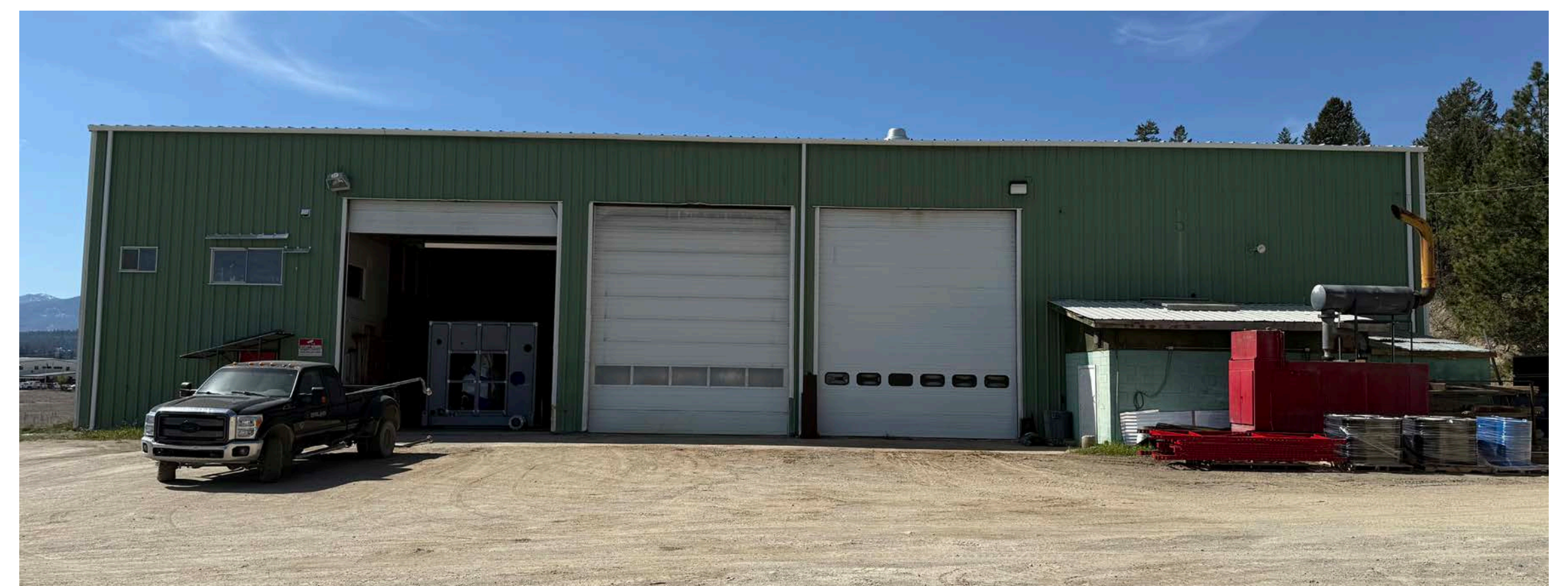
## Zoning Map



# Photo Gallery

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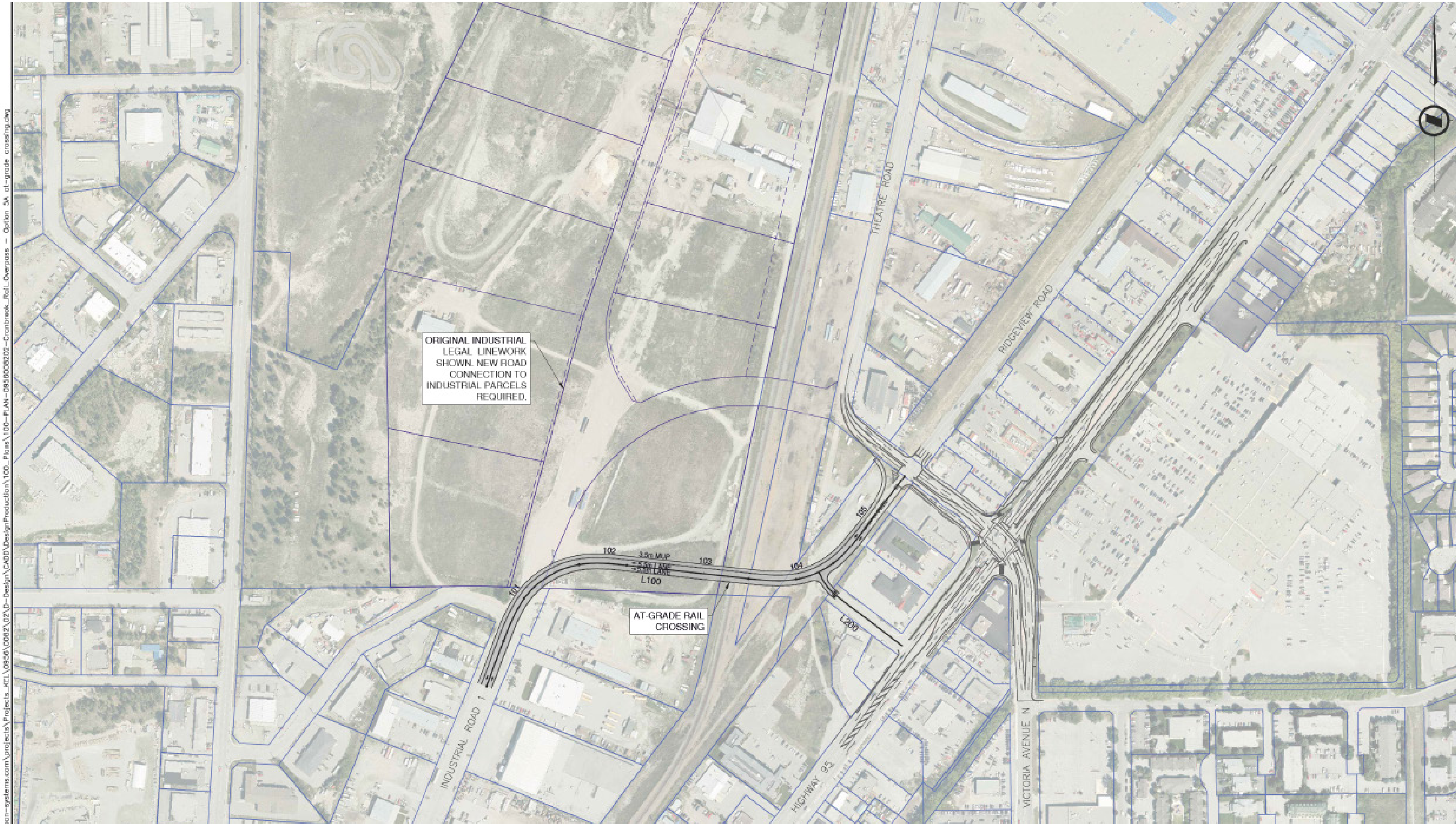
1479 Theatre Road, Cranbrook



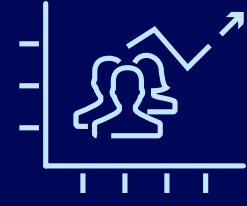
# Industrial Subdivision Potential



# Rail Overpass Concept Plan



# Cranbrook Area at a Glance



**~100K**

Regional Trade Area  
Population



**5.29%**

Major Industry  
Tax Rate (BC Low)



**\$300M+**

Building Permits  
(5 years)



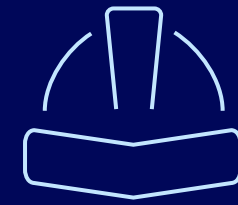
**15**

Trucking Firms



**6,872**

Forestry Sector Jobs



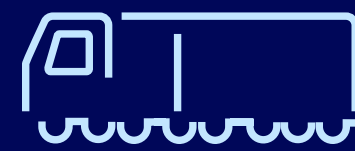
**4,000+**

Mining Employees -  
East Kootenays



**\$50M+**

Infrastructure Investment  
(5 years)



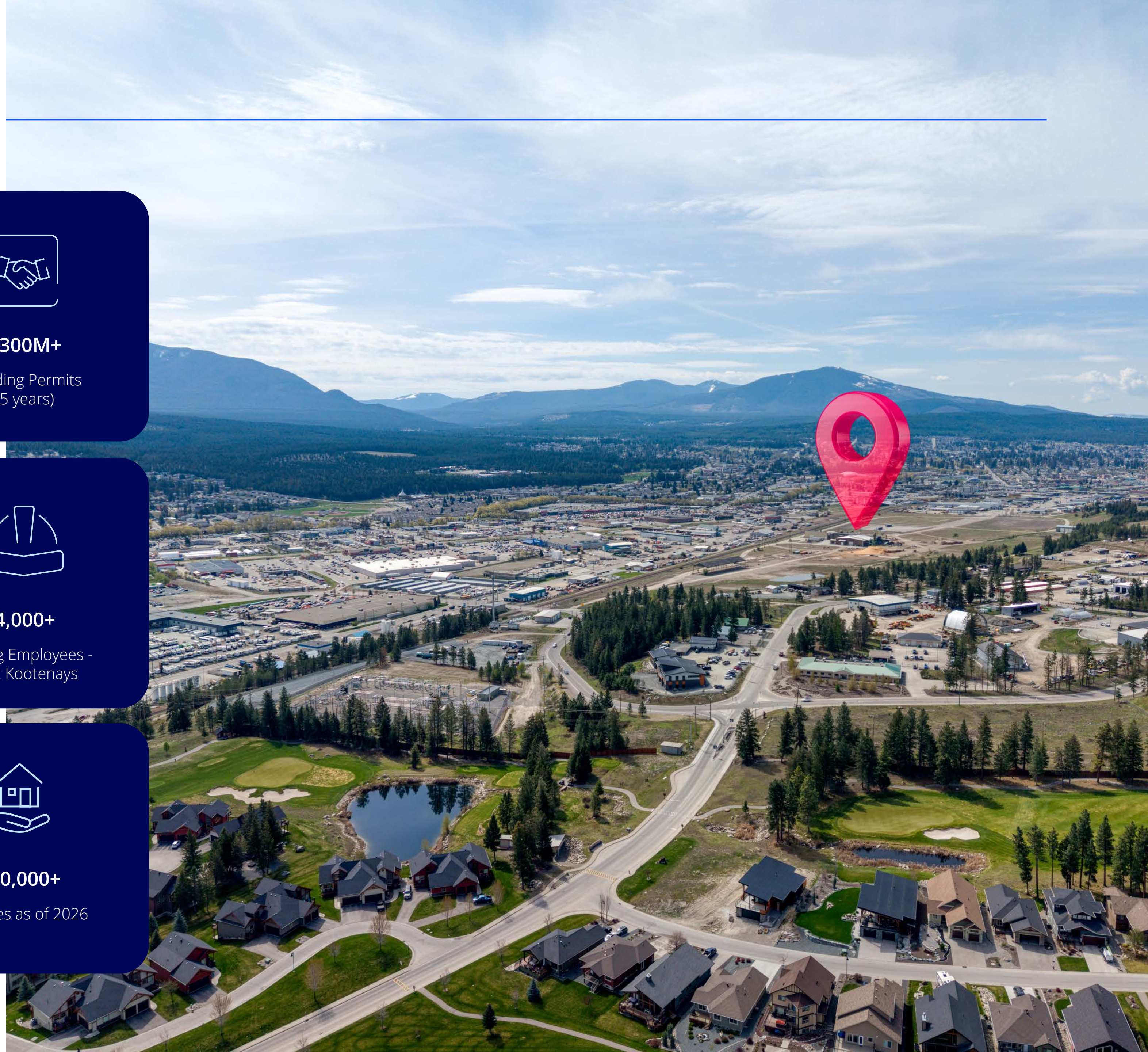
**~1,000**

Commercial Trucks per day



**10,000+**

Homes as of 2026



# Cranbrook Market Overview

Cranbrook, BC



Cranbrook is the regional capital of southeastern BC — the largest urban centre in the East Kootenay and the commercial, logistics, and industrial hub for a primary trade area of 100,000 people. A city with strong fundamentals, consistent growth, and a well-documented shortage of industrial land.

## Open for Business

- Business licenses grew 123% from 2014 to 2021 (844 → 1,884 active licenses).
- \$300M+ in building permits issued over the past 5 years; 897 new dwelling units constructed.
- \$50M+ invested in municipal infrastructure over the same period.
- 5.29% total tax rate on major industry — significantly below the Lower Mainland and Okanagan.
- City council holds an explicit “open for business” mandate — streamlined approvals, active investment attraction.
- BC Hydro Load Attraction Program designation — preferential power rates for large industrial energy consumers.
- Green, renewable hydroelectric power available through BC Hydro’s grid.

## Logistics & Supply Chain Hub

- 15 trucking firms and 5 major transportation terminals operating within Cranbrook’s industrial area.
- 330,000+ freight trucks pass through Cranbrook annually — ~1,000 commercial trucks per day.
- CP Rail daily service connecting west to Vancouver/Okanagan and east through the Crowsnest Pass to Alberta.
- One of only a few BC locations with an international railway port — US-bound cargo in significantly less transit time than from other origins.
- Canadian Rockies International Airport (YXC): Daily flights to Calgary, Vancouver & Kelowna. Over \$20M invested in airport capital improvements in the past decade.
- US border (Roosville): ~1 hour. Alberta: ~2 hours. A natural cross-border logistics gateway.



# Cranbrook Market Overview

## Cranbrook, BC

### Resource Sector

- 4 of the world's top metallurgical coal mines located within the region — over 4,000 direct mining employees in the East Kootenay.
- Canada is the world's 4th largest metallurgical coal exporter — 85% of production comes from BC and Alberta. Cranbrook is connected by rail in both directions.
- Rocky Mountain Forest District: 2.6 million hectares of managed forest; annual harvest of 1.6+ million cubic metres. Forestry supports 6,872 jobs and \$442M in labour income regionally.
- 8 post & pole mills in the region — more than any other region in BC. Forestry accounts for 10% of all Kootenay jobs.
- Mineral mines, rock quarries, and exploration projects throughout the surrounding mountains generate ongoing demand for industrial services, contractor staging, and equipment support.

### Workforce & Education

- College of the Rockies (COTR) main campus in Cranbrook — continuous pipeline of trades, heavy equipment operators, mechanics, and technology graduates.
- Robust heavy mechanic and heavy equipment operator programs — directly aligned with the industrial sector's core workforce needs.
- Experienced labour force across construction, transportation, mining, manufacturing, and trades.
- Lower cost of living relative to coastal BC cities reduces wage pressure and improves operational economics.

### Industrial Land

- No comparable large-format industrial land available in Cranbrook's primary industrial corridor.
- The 2018 Tembec Lands acquisition (~99 acres) — the last major industrial land transaction in the city — was sold to Peak Industries in November 2020 and immediately absorbed into active use. Nothing of comparable scale has come to market since.
- Cranbrook's established industrial node is fully developed. New industrial entrants and expanding operators have no alternative large-parcel options.
- 1479 Theatre Road is the solution: 95 acres, zoned, accessed, and income-producing while a developer executes their plan.



## Offering Process

Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Prospective purchasers are invited to submit offers to purchase the Property for consideration by the City of Cranbrook. Offers should be presented in the form of offer preferred by the City, a copy of which is available through the listing agents, upon request.

**Note: All offers subject to Court Approval.**

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