

FOR SALE  
OR LEASE

# 240060 Frontier Crescent

MD of Rocky View, AB

building size  
**17,730** sf

site size  
**1.98** acres



Building

Building as shown – for illustration purposes only



Warehouse



Drive-in loading

- Excellent access to major routes including Stoney Trail, 84th Street, Glenmore Trail and 17th Avenue
- Two dedicated traffic entrances
- High energy efficient T5 lighting in warehouse
- 20 ton crane capacity (or 2 – 10 ton cranes)

## PROPERTY INFORMATION

**AVAILABLE:**  
Spring 2014

**SALE PRICE:**  
\$3,546,000.00

**LEASE RATE:**  
\$16.50 per sf

**OPERATING COSTS (EST.):**  
\$3.50 per sf

## BUILDING SPECIFICATIONS

**YEAR BUILT:**  
Awaiting development permit

**ZONING:**  
DC-133 (Light Industrial)

**EAVE HEIGHT:**  
30'

**CONSTRUCTION:**  
Rigid frame steel construction

**HEATING:**  
Radiant heat (warehouse only)

**POWER:**  
Power per bay: 200 Amp, 347/600 Volts, 120/208 Volts.  
Future allowance up to 400 Amp per bay.

**Main service:** 800 Amp, 600 Volts. 500 KVA Transformer

**LOADING:** 4 – 14'w x 16'h drive-in-doors

**SITE SIZE:** 1.98 Acres

**BUILDING SIZE:** 14,550 sf – Warehouse  
1,590 sf – First floor office (shell)  
1,590 sf – Second floor office (shell)  
17,730 sf – TOTAL

For more information please contact :

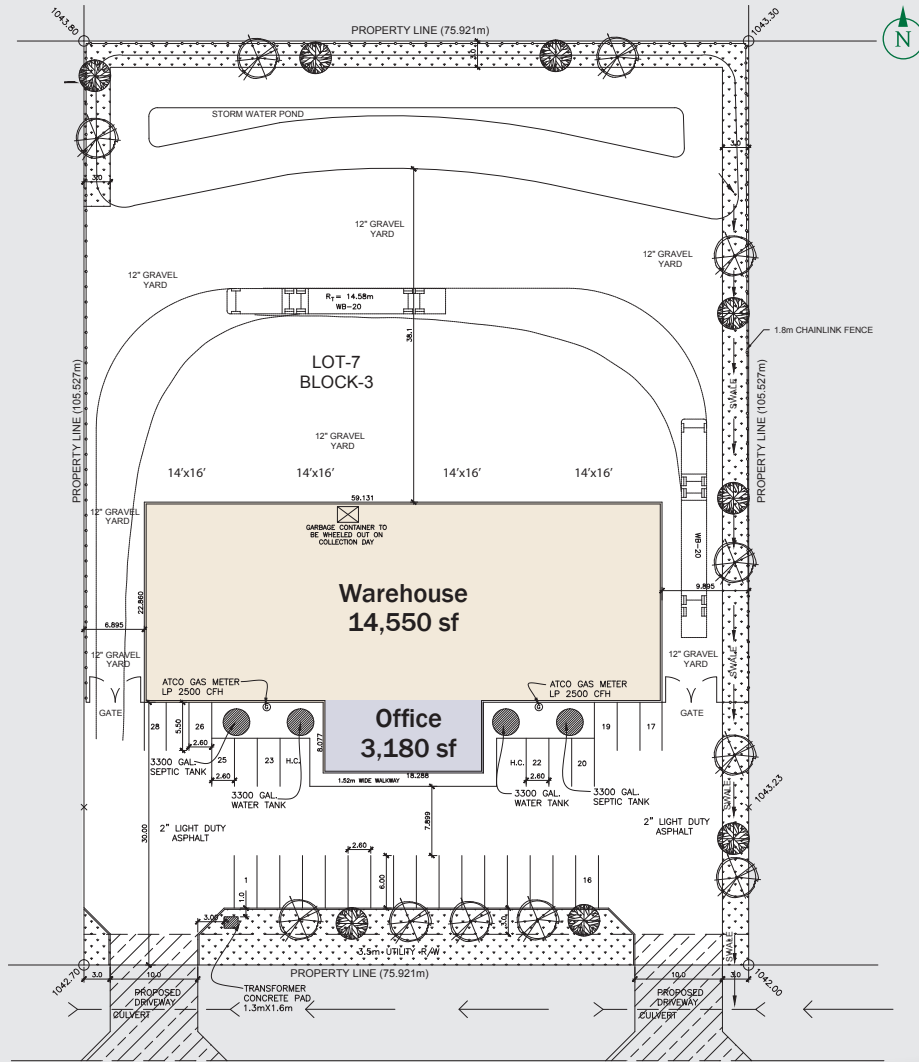
▶ **Joseph Colasurdo**  
President  
jc@dahltn.com  
403.926.7778 • 1.855.926.7772

▶ **Dahlya Molina**  
Leasing Associate  
dm@dahltn.com  
403.703.6006

**Dahltn Enterprises Inc.**  
2019 - 31 Ave. SW, Calgary, AB, T2T 1T3  
P: 403.926.7778 F: 1.800.807.8680  
[www.dahltn.com](http://www.dahltn.com)

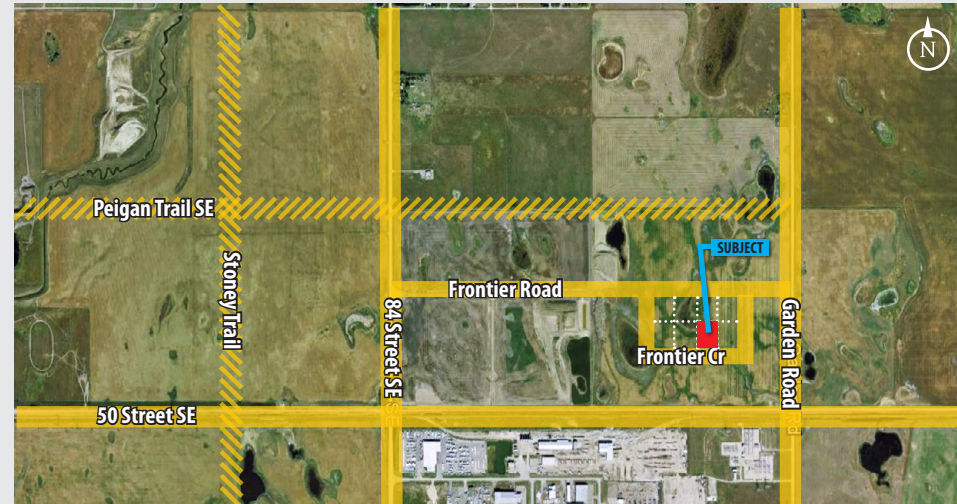
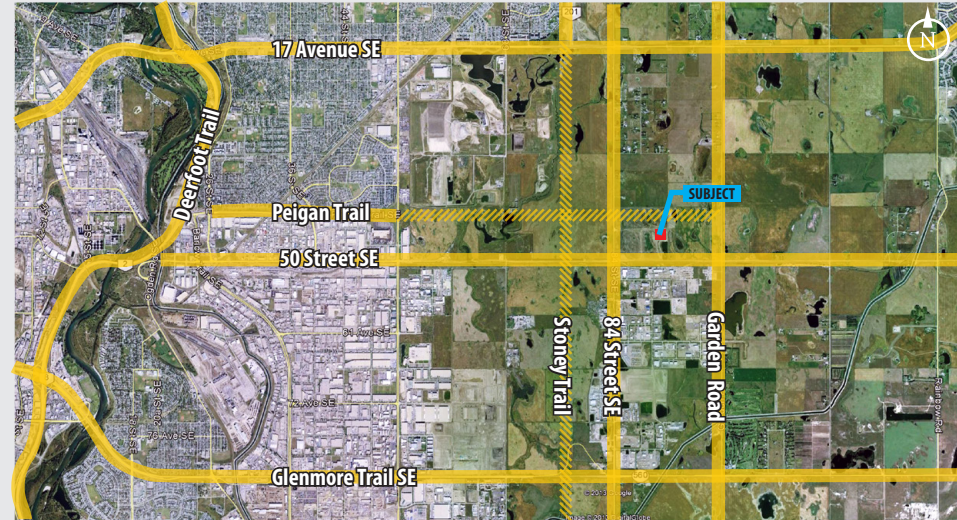


## SITEPLAN



FRONTIER CRESSENT

## LOCATION



Information herein has been obtained through sources deemed reliable however no warranty is made as to its accuracy and is therefore subject to errors, omissions, change of price, rental or other conditions without notice. As such, this information does not form any part of any future contract and may be altered or withdrawn at any time without notice.

For more information please contact :

▶ **Joseph Colasurdo**  
 President  
 jc@dahltn.com  
 403.926.7778 • 1.855.926.7772

▶ **Dahlya Molina**  
 Leasing Associate  
 dm@dahltn.com  
 403.703.6006

**Dahltn Enterprises Inc.**  
 2019 - 31 Ave. SW, Calgary, AB, T2T 1T3  
 P: 403.926.7778 F: 1.800.807.8680  
 www.dahltn.com

