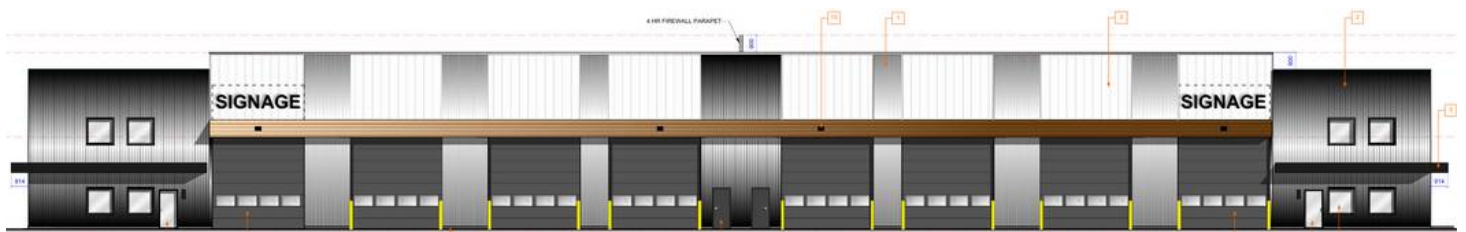


For Lease



ROMAN
Real Estate

6 Wrangler Place SE Rockyview, Alberta



12,000 - 24,000 SF

Tenant Fixturing Period September 2025

Tom Punt (Lead)
403-809-4003
tpunt@romanre.com

Dino Truant
403-399-5279
dino.truant@romanre.com

Dan Luijckx
403-701-0176
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District

- Patton Industrial Park

Size

- Unit 1 First Floor 12,000 SF
- Unit 2 First Floor 12,000 SF
- Second Floor - You Decide
- Choose the Layout and how much office area you want!

Land

- 1.1 Acres Each Unit

Loading

- 8 - 16' x 16' Bay Doors Each Unit

Yard

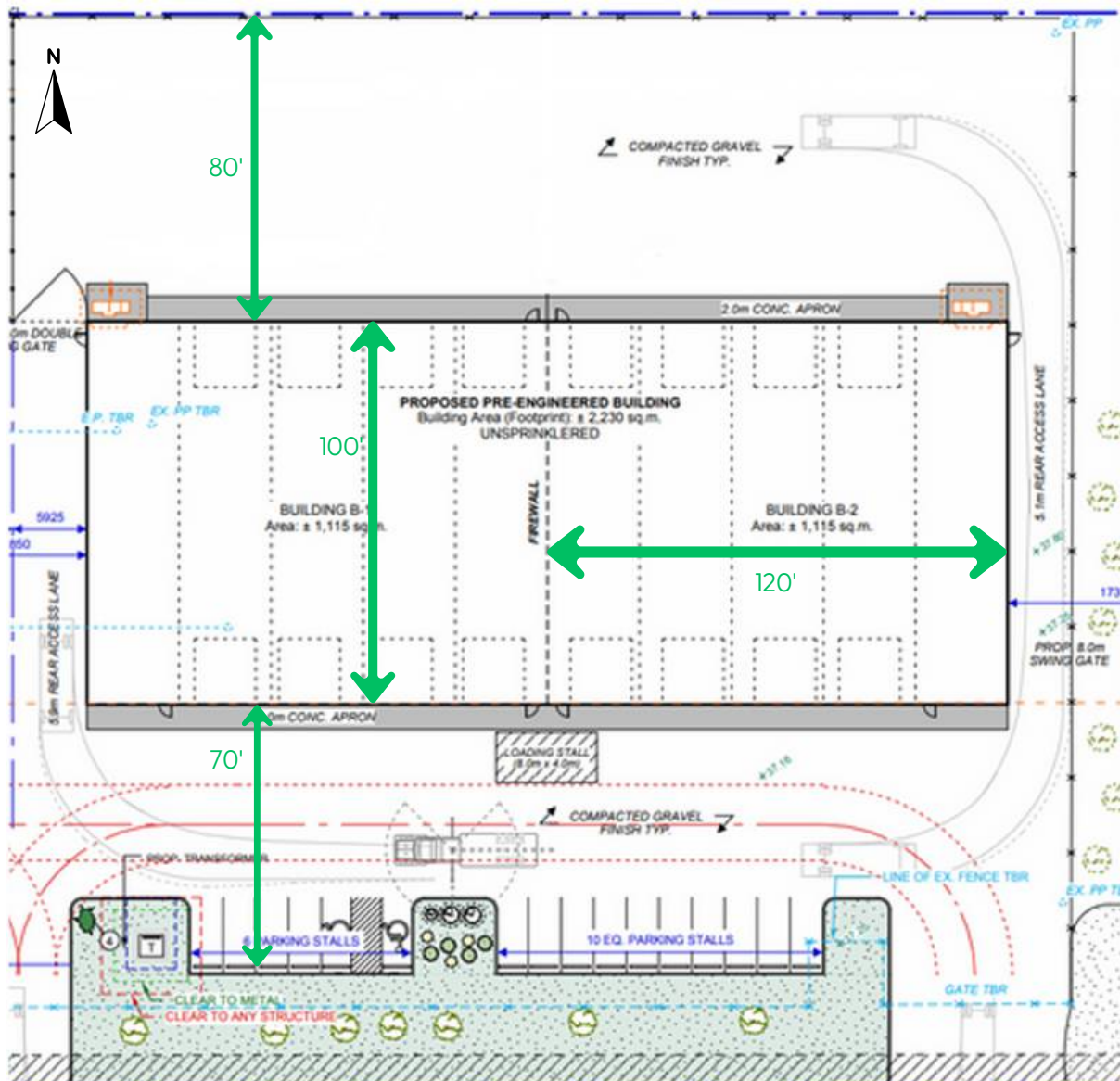
- Private Entrance Per Unit
- Secured Fenced Yard

Power

- 347 / 600 V, 3PH, 4W,400A Each Unit

Clearance

- 30'8" South 28' 7" North Building



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Who should lease this Unit?

- Logistics
- Fleet Service
- Auto / Large Vehicle Repair
- Fabrication Shops
- Manufacturing
- Motion Picture Production
- Distribution Centre
- Autobody and Paint Shop
- Other General Industrial (Light / Medium)

MUA

- Landlord to install based on Tenant

Crane

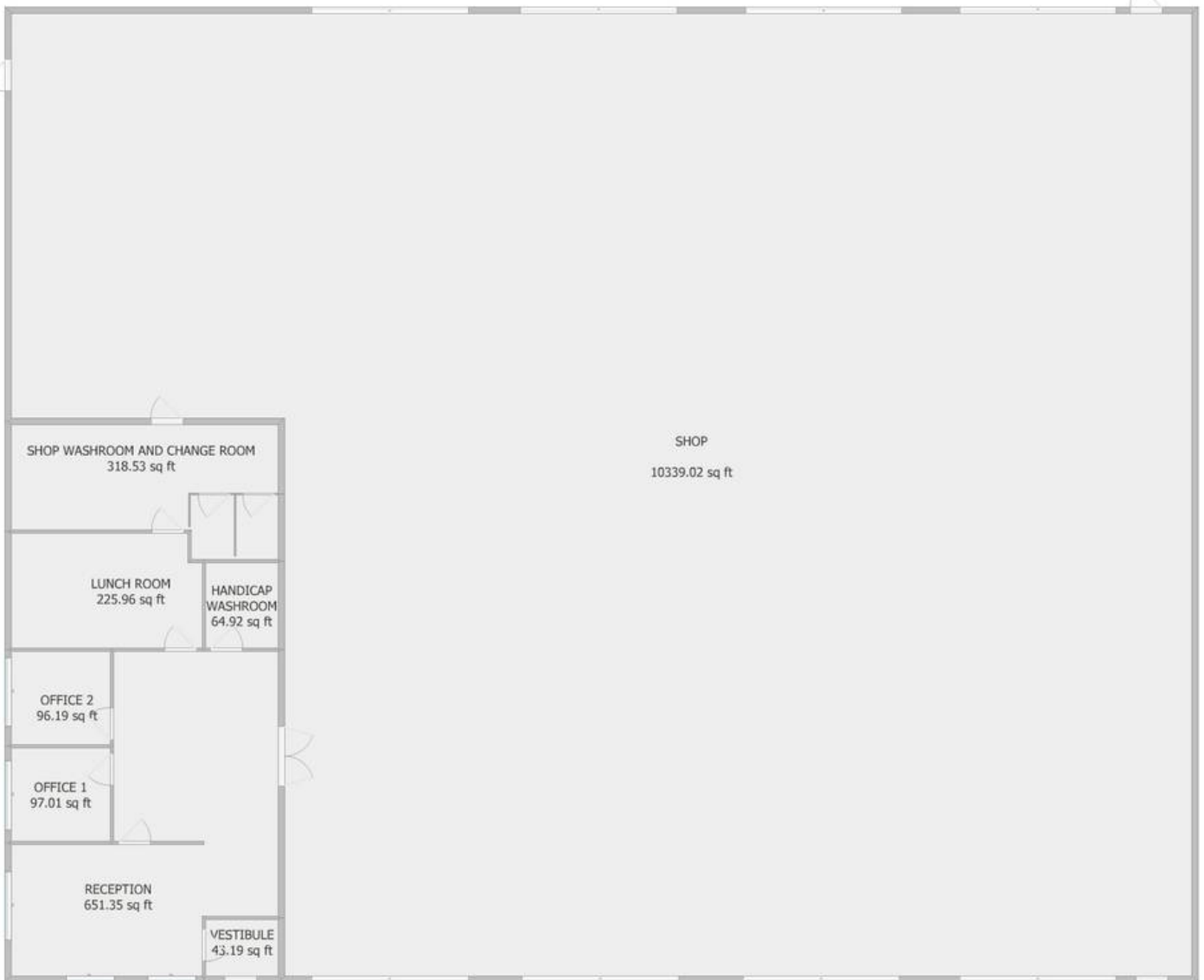
- Landlord to install based on Tenant
- Suitable for 10 Ton, 5 Ton or No Crane

Parking

- 140' of secured Fenced Parking
- Stalls to be allocated by Landlord

Operating Costs

- TBD - Each Unit separate meters



Example of floorplan**

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For Lease

6 Wrangler Place SE Rockyview, Alberta



20 minutes



18 Minutes to Downtown



5 Minutes



What is so good about this location?

- Cheaper property taxes in Rockyview than City of Calgary!
- Great frontage on 61st Ave. 61st Ave is a major roadway in the Janet Industrial Area. This roadway has plans to Range Road 284 which makes this property in the heart of this Industrial Park.
- Great Access to Glenmore Trail, Peigan Trail and Stoney Trail.

Call to have any questions answered!

Roman Real Estate (2009) Ltd
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