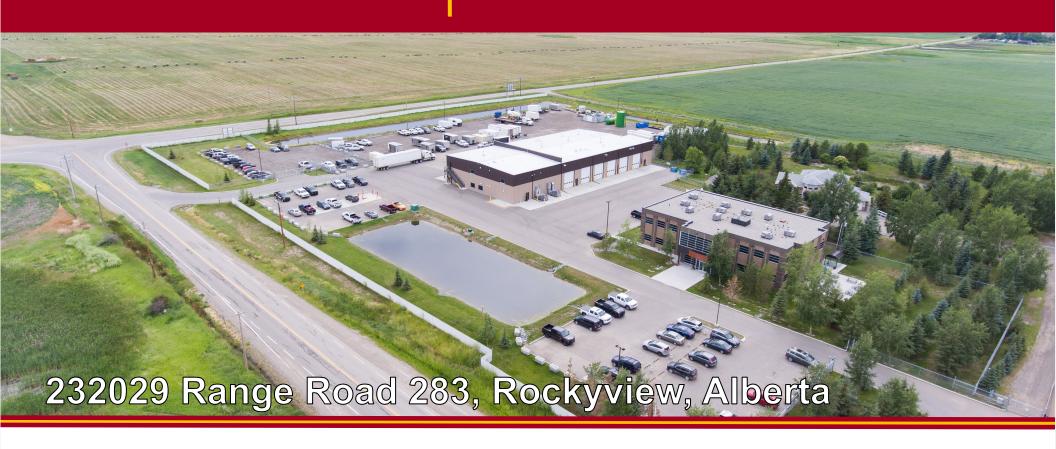
SALE/LEASE Opportunity

PRIME CLASS "A" OWNER USER PROPERTY. LOCATED WITHIN THE NEW PRAIRIE GATEWAY AREA



For more information



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RomanRE.com

Shop Building Plans

BULDING 1 0+08 [10] DIACE.

Property Information

232029 Range Rd 283, Address:

Rockyview, **ĂB**

Legal Address: Plan 1312183; Block 1; Lot 6

MD Rockyview District:

Building Sizes:

First Floor 8,006 s.f. +/-Main Office

Second Floor 8.075 s.f. +/-

Total 16,081 s.f. +/-

Office 3,303 s.f. +/-**Shop Building**

Drive Through Shop 17,570s.f. +/-

Total 20.873 s.f. +/-

Dimension 191' x 90' +/-

and Size: 11.68 acres, fully secure

12 - 14 'x 16', 2 - 12' x 14' DI _oading:

(6 drive through bays)

I-LHT - industrial light Zoning:

Wash Bay: Fully equipped

Up to 24' at peak Ceiling Height:

ower: 500 KvA with 600/347 Voltage

Fire Suppression: Comprehensive system of detectors and controls.

Sprinklers in Office building

Mechanical: HVAC heating cooling - Office

Gas fired and infrared in Shop

Make up air in Shop 15,000 cfm

Jnderground 5,000 gallon potable water Tanks:

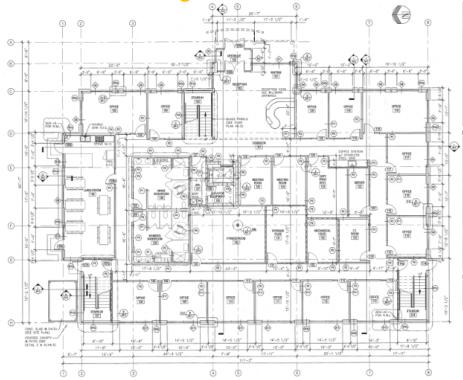
5,000 gallon septic tank

30,000 gallon for fire suppression

Sumps: Trench 2 compartment

Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office Building Plans









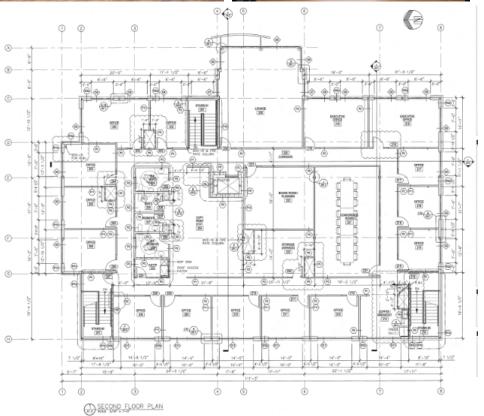






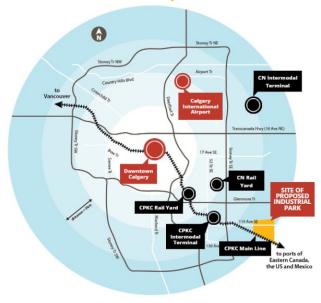








Prairie Gateway Port





Map 1: Plan Area Location



The new CP intermodal park is part of the ambitious Prairie Economic Gateway initiative — a transformative project jointly developed by the City of Calgary and Rocky View County.

What It Is

- A rail-served industrial park designed to boost economic diversification and supply chain resilience in the Calgary region.
- Anchored by direct access to the Canadian Pacific Kansas City (CPKC) rail network, which spans Canada, the U.S., and Mexico.

Strategic Location

- Situated at the intersection of Calgary (Alberta's most populous urban municipality) and Rocky View County (its most populous rural municipality).
- Within 24 hours by rail or truck, the park can reach 50 million people across
 North America.
- Proximity to Calgary International Airport adds global reach within 48 hours.

Economic Impact

- Projected to generate \$7 billion+ in economic activity over the next 10–12 years.
- Expected to create 30,000+ jobs, making it one of the most significant industrial developments in Western Canada.

Development Features

- Will initially span 886 hectares (2,190 acres) east of Stoney Trail along 114th Avenue S.E..
- Includes the Shepard Logistics Centre, a key component of the park's southern portion.
- Designed for manufacturing, logistics, processing, and distribution, with optimized infrastructure for rail transload operations.

Property Features

Be part of the future development that will provide over an estimated 7 billion dollars of economic activity over the next 10 - 12 years.

Strategically located appox 5.5 kilometers from Stoney Trail on 114th Avenue.

High end construction provided by Seko Construction in 2015. Campus style configuration makes for ideal corporate headquarters in addition to providing multiple tenancy options for a prospective owner.

Site provides fenced and secure operations. Ample site size provides options to expand as required.

Located in the future joint City of Calgary and MD of Rockyview Prairie Gateway Port with Canadian Pacific Kansas City Rail.



Exterior Photos





Financial

Taxes (estimated 2025): \$82,295.81

Asking Price: Market pricing

Lease Rates: Call for more details

Additional Photos







