

SALE Opportunity

FREESTANDING MANUFACTURING
FACILITY WITH HEAVY POWER,
CRANES AND FULLY SECURED
YARD



235093 Wrangler Drive, MD Rockyview, Alberta

For more information



Dean (Dino) Truant
Broker

Roman Real Estate
403-399-5279

Dino.truant@romanre.com

Dan Luijckx
Associate

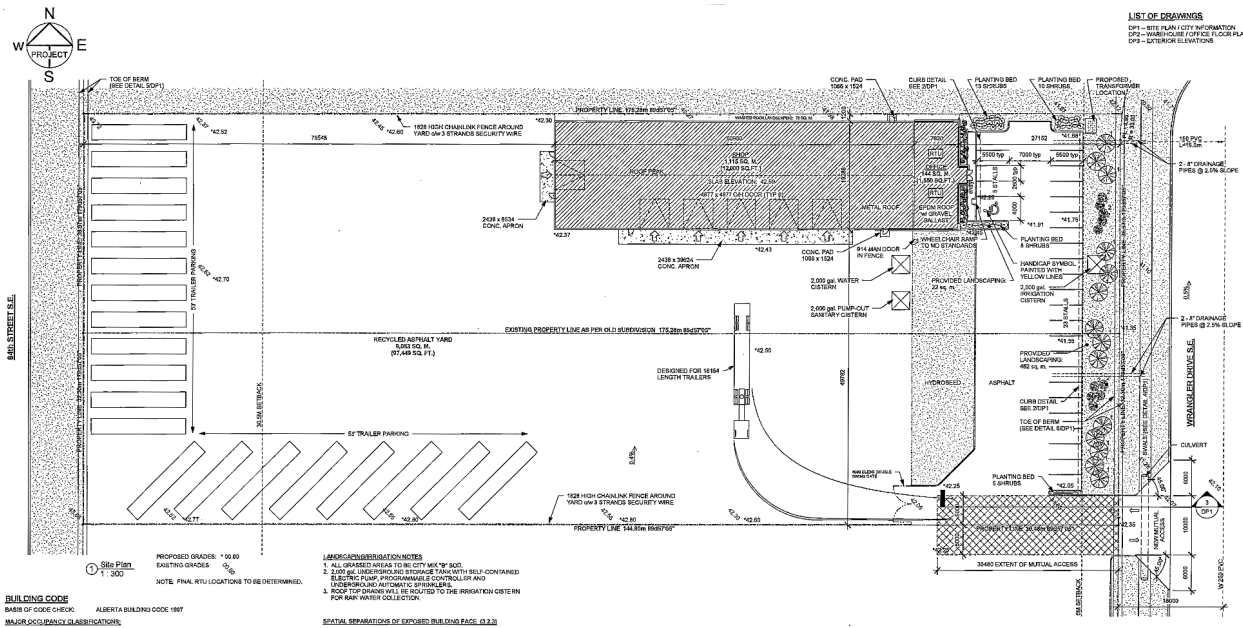
Roman Real Estate
403-701-0176

dluijckx@romanre.com

Visit us at:

RomanRE.com

Property Plans



Not to scale. Not exactly as shown



Property Information

Address:	235093 Wrangler Drive, MD Rockyview								
Legal Address:	Plan 0610597 Block 1, Lot 9								
Zoning:	DC76								
Buildings:	<table> <tr> <td>Office</td><td>1,550 s.f. +/-</td></tr> <tr> <td>2nd floor</td><td>560 s.f. +/-</td></tr> <tr> <td>Shop</td><td>12,000 s.f. +/-</td></tr> <tr> <td>Total</td><td>14,110 s.f. +/-</td></tr> </table>	Office	1,550 s.f. +/-	2nd floor	560 s.f. +/-	Shop	12,000 s.f. +/-	Total	14,110 s.f. +/-
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2nd floor	560 s.f. +/-								
Shop	12,000 s.f. +/-								
Total	14,110 s.f. +/-								
Land Size:	3.0 acres								
Servicing:	<p>Partially Serviced with gas and electricity to site. 2 x 2,000 gallon cisterns and 2,000 gallon septic tank</p> <ul style="list-style-type: none"> Heavily compacted recycled asphalt & gravel 								
Yard:	<ul style="list-style-type: none"> Fenced and secure 100' x 100' concrete pad 								
Shop Floor:	<p>3,000 psi concrete at 6" on top of 6" wetted compacted granular base complete with 10mm deformed reinforcing steel at 12" centre to centre</p>								
Loading:	<p>5 - 12' x 16' drive in 1 - 26' x 16' drive in - slider</p>								
Ceiling Height:	31'								
Cranes:	<p>2 - 20 ton (21' hook height) 1 - 5 ton</p>								
Power:	<p>800 amp 347/600 volt serviced by a 1,000 KVA Transformer. TBC</p> <ul style="list-style-type: none"> Make up air 20,000 CFM Air Compressor with distribution 								
Mechanical:	<ul style="list-style-type: none"> 12 x 110 volt plugs 2 x 220 outlets 10 x 347/600 bolt 3 phase outlets Infrared heating 								

Property Features

Clear span manufacturing facility complete with 20 ton overhead cranes. 21' clear under hook. 2 ten ton trolleys per bridge allowing for a 4 point pick up.

Well configured shop with ample welding plugs, compressor and distribution. 5 side loading drive in and 1 large 26' wide rear door.

Site provides fenced and secure operations. Site is fully fenced and secured with a large parking lot.

Access to Stoney Trail via Peigan Trail or Glenmore Trail. Foothills Industrial access via 61st Avenue.

3.0 acres site with building located to provide ample space for product and material storage while providing ample room for marshalling.



Overhead Photo



Financial

Property Taxes estimated 2025: \$41,278.32

Asking Sale Price: \$5,988,000.00