



Office / Warehouse Property  
24,500 s.f. total on 4.0 acres

# FOR SALE

285151 Kleysen Way  
MD Rockyview

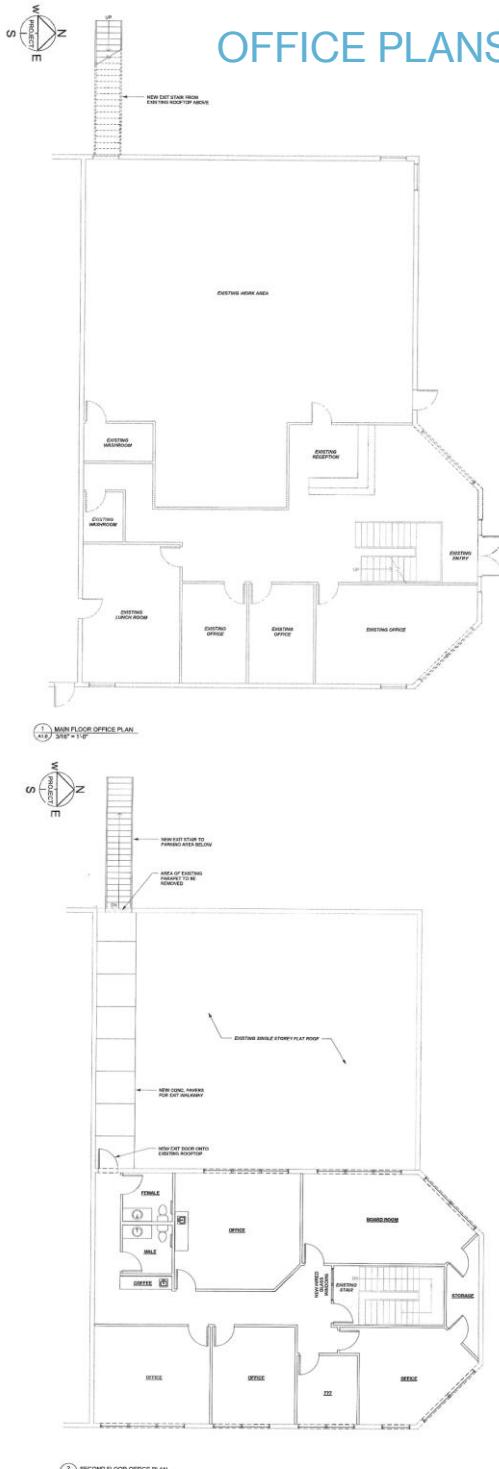
## Contact



**ROMAN**  
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## OFFICE PLANS

# **FREE STANDING BUILDING**

# IDEAL FOR TRUCK SERVICE OR MANUFACTURING

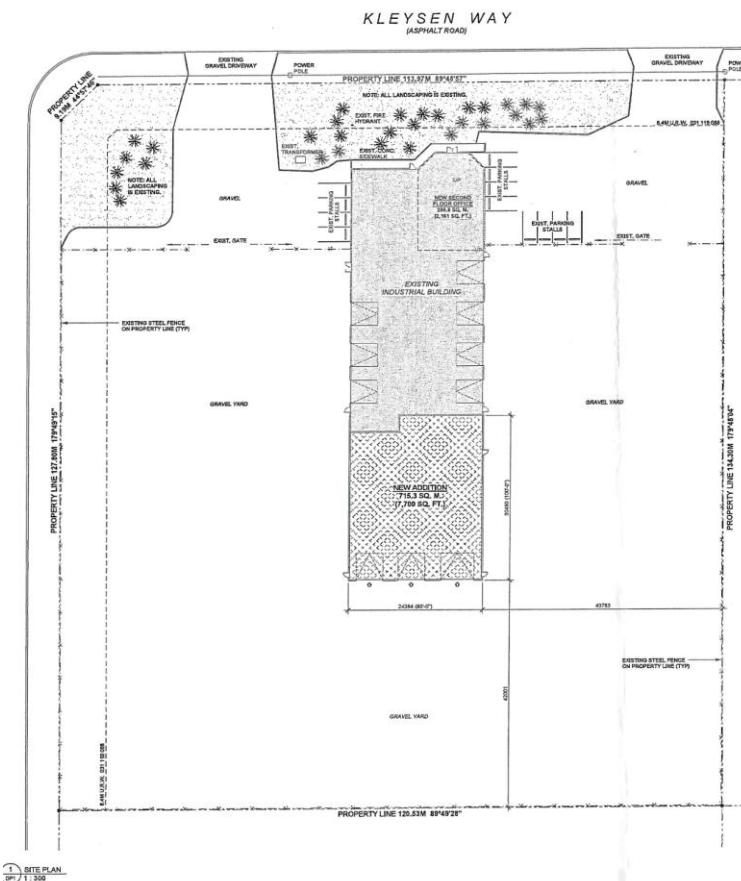
Located in the Municipal District of Rockyview, this exceptional industrial facility offers a versatile solution for discerning businesses requiring premium space and superior logistical advantages. The property encompasses a 24,500 square foot building situated on a substantial 4-acre site, providing extensive operational area and potential for future expansion. The office component comprises 4,500 square feet distributed across two floors, delivering a contemporary and efficient workspace for administrative functions. The spacious shop area is equipped with ten large drive-in doors, facilitating optimal equipment movement and workflow. Industrial power needs are met by a robust 500 KVA transformer, while material handling is enhanced by a 10-ton crane. A dedicated makeup air system ensures excellent ventilation and a safe working environment. With a notably low site coverage of just 13%, the property affords generous yard space for storage, truck circulation, or further development. Strategically positioned with immediate access to Peigan Trail and Stoney Trail, the site guarantees seamless connectivity for transportation and distribution. This facility stands out as an ideal choice for industrial users seeking a harmonious blend of office and shop space, substantial power capacity, heavy equipment accommodation, ample yard area, and a premier location.

<b>Address:</b>	285151 Kleyesen Way, Rocky View County AB
<b>Legal Address:</b>	Plan 0311057, Block 2, Lot 1
<b>Zoning:</b>	C-LRDs H18
<b>Servicing:</b>	Partially Serviced with gas and electricity. 12,000 gallon septic and 12,000 gallon water cistern
<b>Available:</b>	Summer 2026
<b>Taxes:</b>	\$ 54,574.57 (2025)
<b>Sale Price:</b>	\$7,499,000.00

## SITE PLAN

## PROPERTY DETAILS

## FEATURES

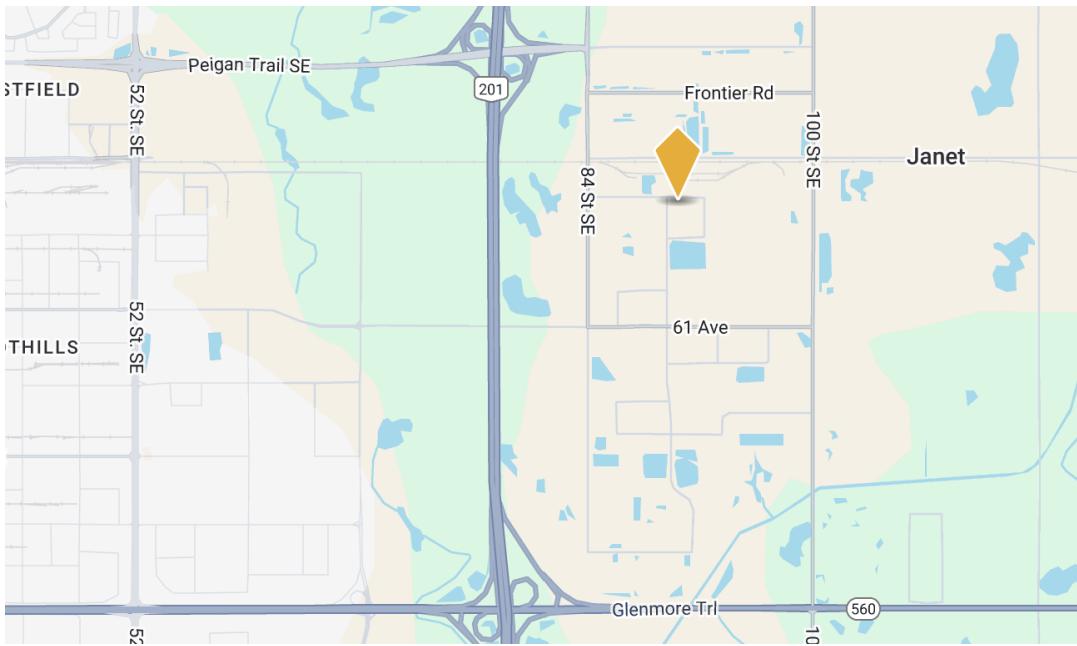


<b>Building Size:</b>	Office (2 floors): 4,500 s.f. +/- Parts area: 2,000 s.f. +/- Mezzanine: 2,000 s.f. +/- <u>Shop:</u> 16,000 s.f. +/- Total: 24,500 s.f. +/-
<b>Ceiling Height:</b>	Up to 35' clear
<b>Loading:</b>	(7) 14' x 16' drive in (2) 20' x 18' drive in (1) 16' x 16' drive in
<b>Power:</b>	500 KVA power transformer (tbv). High voltage and low voltage plugs thereout.
<b>Cranes:</b>	(1) 10 – ton crane. 23' hook height
<b>Make up air:</b>	2 units – capacity to be confirmed
<b>Comments:</b>	One interior paint booth with sub floor air. 2,800 s.f. tent for sand blasting. 3,000 s.f. tent for storage

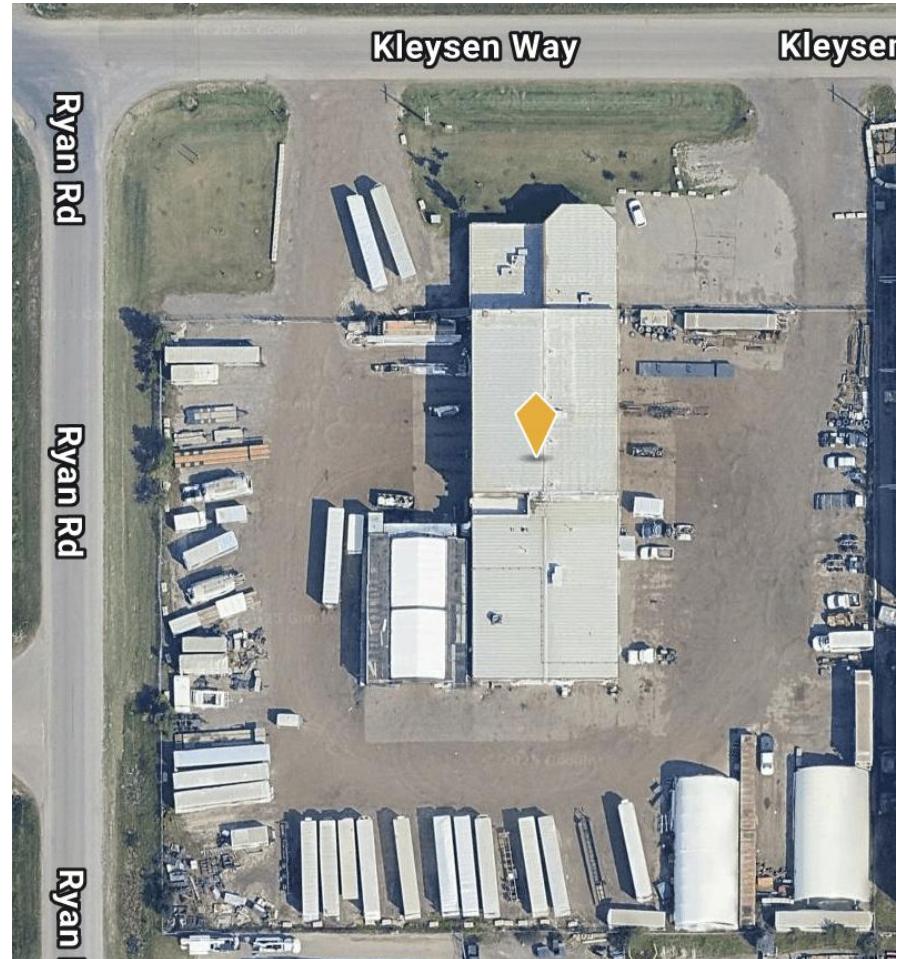




## PROPERTY LOCATION



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.



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