



Warehouse / Office With Fenced Yard

Bay 5, 240007 Frontier Cres SE, Rocky View Country, T1X 0N2

PROPERTY HIGHLIGHTS

- Beautiful and modern front office buildout on first and second floors, and air-condition unit on second floor.
- Fenced, graveled, and secure storage compound.
- Pre-engineered steel construction with metal exterior and metal roof.
- Recently renovated in 2025.
- Strategically located in the city's southeast with exceptional access to major transportation corridors, including Stoney Trail, Glenmore Trail, and Peigan Trail.
- Supports a diverse mix of industrial, manufacturing, warehousing, logistics, and service businesses.
- Some racking and furniture negotiable.

FOR LEASE

±2,200 SF

WAREHOUSE WITH YARD

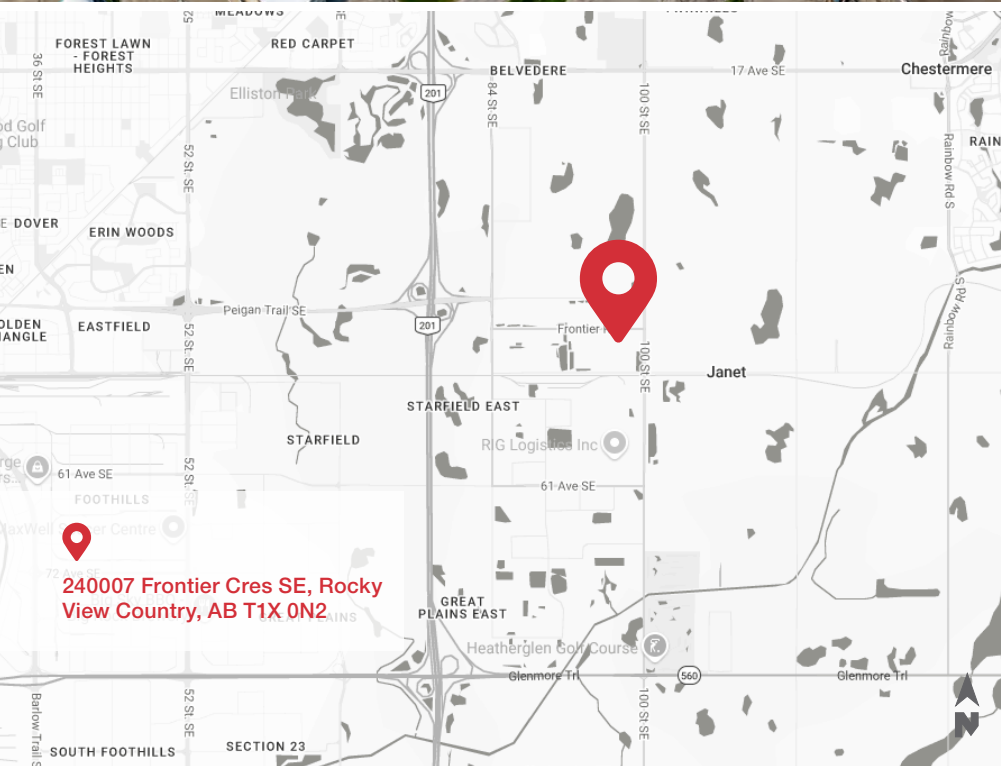
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ABOUT THE PROPERTY

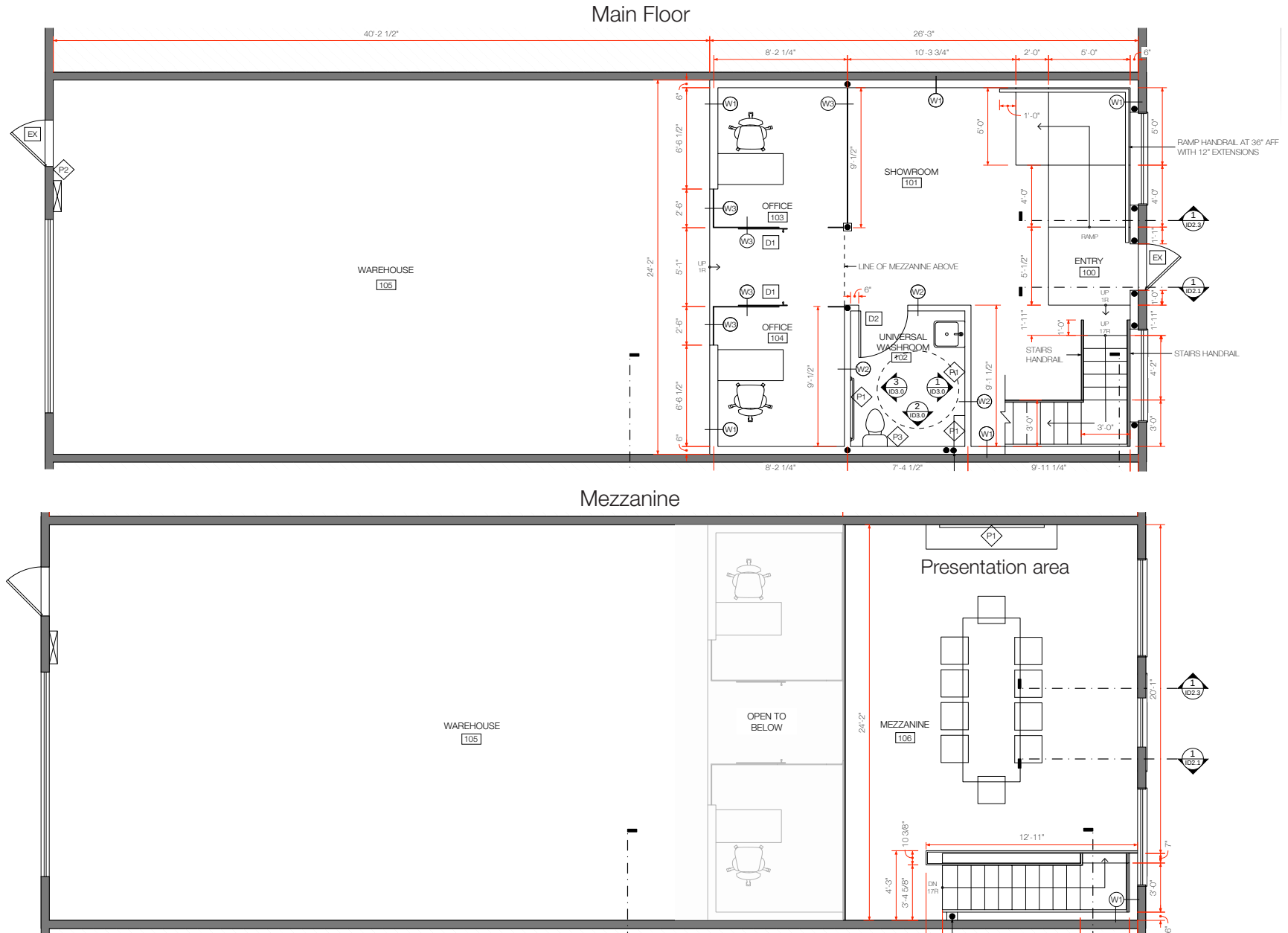
YEAR BUILT	2014
UNIT SIZE	±2,200 SF
FENCED YARD	±400 SF (20' x 20')
ZONING	DC-133
CEILING HEIGHT	18' - 21' clear
LOADING	1 Drive-in Door (14' x 12')
POWER	200 amp / 128 - 208volts 3ph
HVAC	Forced air & A/C unit
LEASE TERM	5 years
OP COSTS	\$7.55 PSF (TBV)
LEASE RATE	Market
AVAILABLE	October 1 (or sooner)

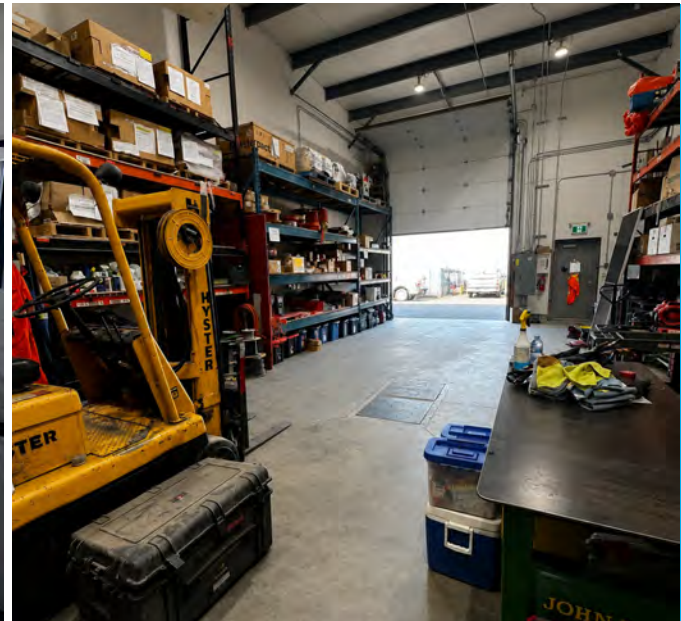
ABOUT FRONTIER INDUSTRIAL PARK

Frontier Industrial Park is one of Calgary's premier industrial business parks, strategically located in the city's southeast with exceptional access to major transportation corridors, including Stoney Trail, Glenmore Trail, and Deerfoot Trail.

Its proximity to key distribution routes, CP Rail intermodal facilities, and the Calgary International Airport enhances connectivity for businesses operating locally and across Western Canada. With modern infrastructure, strong accessibility, and a growing industrial presence, Frontier Industrial Park continues to be a sought-after location for companies looking to establish or expand their operations.

FLOOR PLANS







ADVENT COMMERCIAL REAL ESTATE CORP.

Warehouse / Office With Yard

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