

OFFICE/WAREHOUSE FOR LEASE

235100 RYAN ROAD SE

PRESTIGE
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Rethinking Commercial Real Estate



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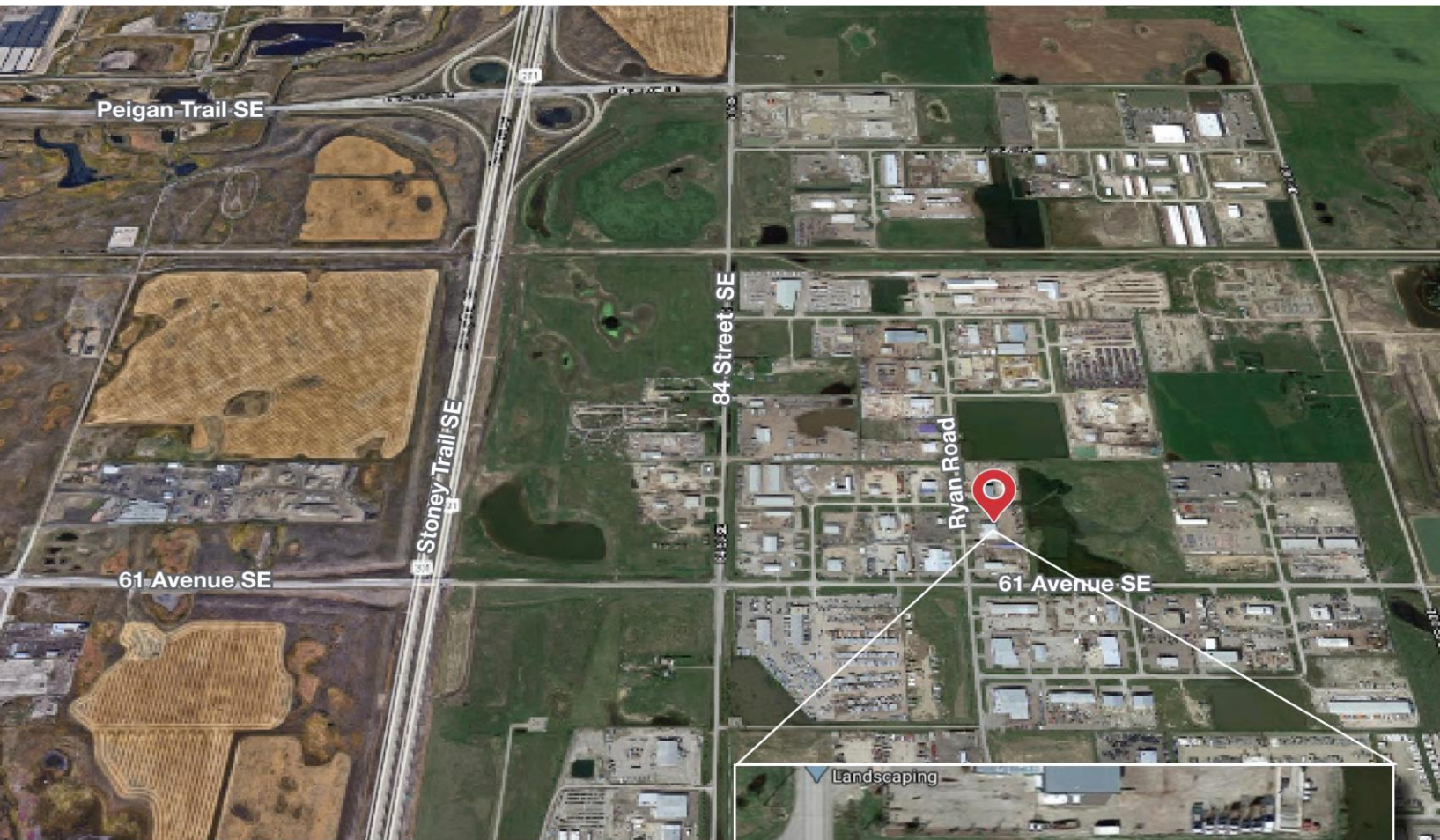
- Ideal for truck service and various automotive uses.
- Clean warehouse service bays with trenches, 3 drive through bays, 2 drive-in bays, and one drive-in wash bay.
- Large staff/lunchroom, plenty of office space with tons of natural light.
- Fully fenced yard with dual access points.
- Large concrete mezzanine of approximately 900 sqft.
- Building positioned to maximize yard component.
- Extensive mechanical with all necessary components for truck service.
- Conveniently located just off 84th Street SE, with quick and easy access to Stoney Trail SE, Peigan Trail SE and Glenmore Trail SE.

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Location:	Rocky View County
Zoning:	DC -76 (Direct Control)
Total Size:	21,100 +/- Sq.Ft
Warehouse:	16,000 +/- Sq.Ft
Office:	2,400 +/- Sq.Ft
	1,000 +/- Sq.Ft
	3,400 +/- Sq.Ft
Mezzanine:	900 +/- Sq.Ft
Mechanical:	800 +/- Sq.Ft
Lot Size:	4.04 Acres
Sublease Rate:	\$32,000.00 /Month
Op. Costs:	\$3.20 +/- Sq.Ft (Est. 2022)
Power:	600 Amp (TBV)
Ceiling Height:	24' +
Loading:	9 Drive-In Doors
Sublease Term:	January 31, 2024
Availability:	60 Days - Negotiable

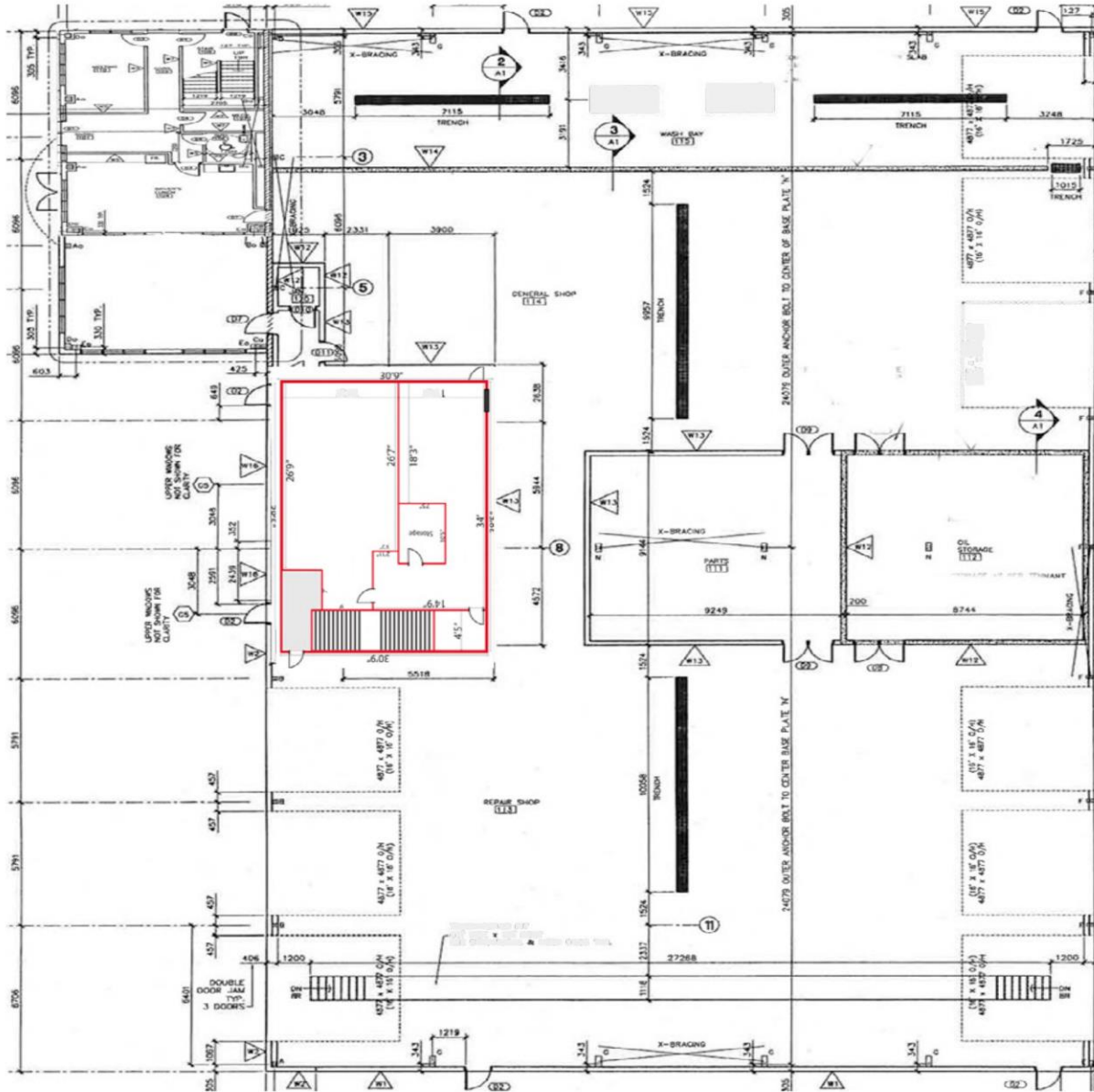
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FLOOR PLAN*



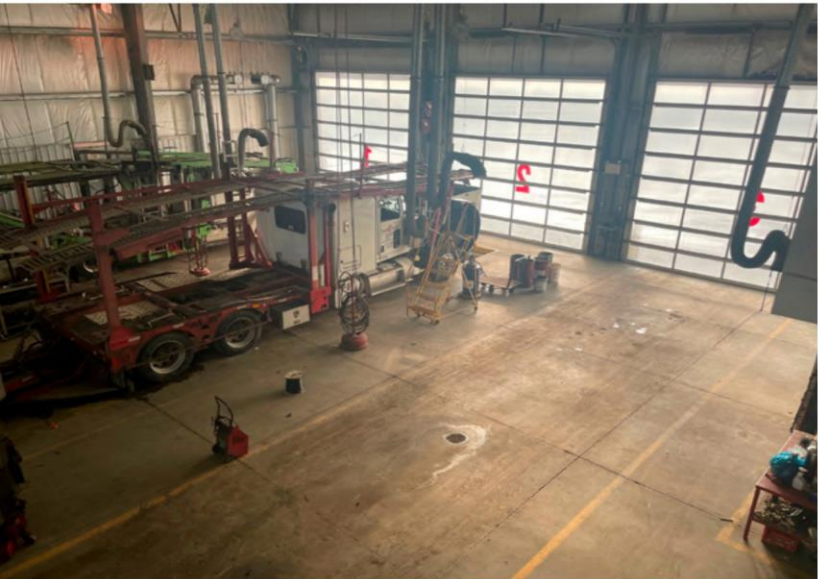
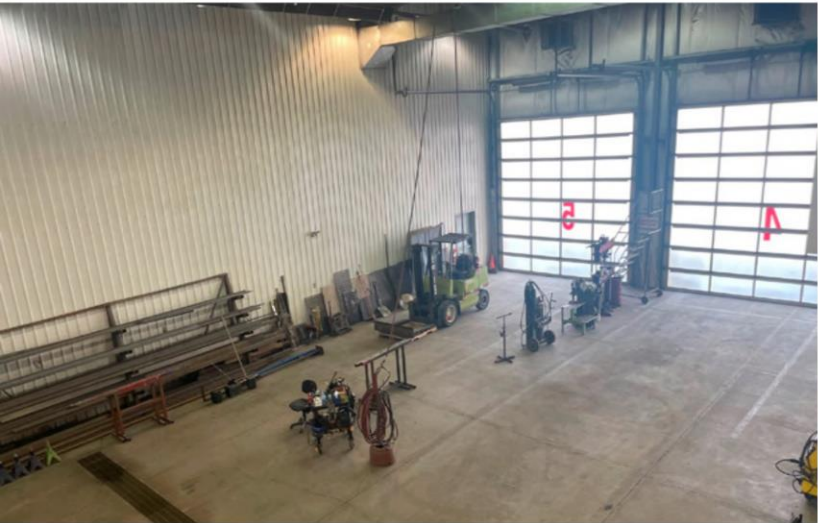
*For information purposes only, not exactly to scale

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