



FOR LEASE

**Lot 3, Norman Place,
Rocky View County, AB**

GRADED AND COMPACTED

// 4.5 & 5.0 ACRE SITES

- One block south of Glenmore Trail S.E., with proximity to Stoney Trail
- Fencing will be provided on a 5-year term
- Compacted and level site
- Power and Gas to property line
- Minutes from Foothills Industrial Park, major distribution hubs & transportation routes

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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS

Civic Addresses: Lot 3 / Block 2 / Plan 1511781, Rocky View County

Zoning: DC 146 –Industrial Storage

Parcel Size: 4.5 Acres and 5.0 Acre Site (can be combined into one site)

Lease Rates: Reduced to \$0.75 PSF for year 1, plus Property Taxes

Availability: 30 days notice

Zoning // Permitted Uses:

Permitted uses include accessory buildings, commercial communications facilities (Types A, B, and C), a dwelling unit accessory to a principal business use, government services, mini-storage, and office uses.

Zoning // Discretionary Uses:

Discretionary uses include accessory uses, auctioneering services, outside storage, outdoor storage (including recreational vehicle and truck trailer storage), storage areas, and warehouses.



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