

An aerial photograph of a large, flat, brown, graded industrial site. In the foreground, there's a long, narrow, muddy pond. To the right, a paved road runs horizontally. Beyond the road, there's a parking lot filled with many white semi-trailers and a few buildings, including one with a blue roof. In the background, there are more industrial structures, including a large white warehouse and some satellite dishes. The sky is not visible.

FOR LEASE

Industrial Land for Lease

40 Fulton Road, Rocky View County, AB

- 2 to 5 acres of graded, graveled yard
- Flexible industrial zoning
- Fenced and secure

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40 FULTON ROAD, ROCKY VIEW COUNTY

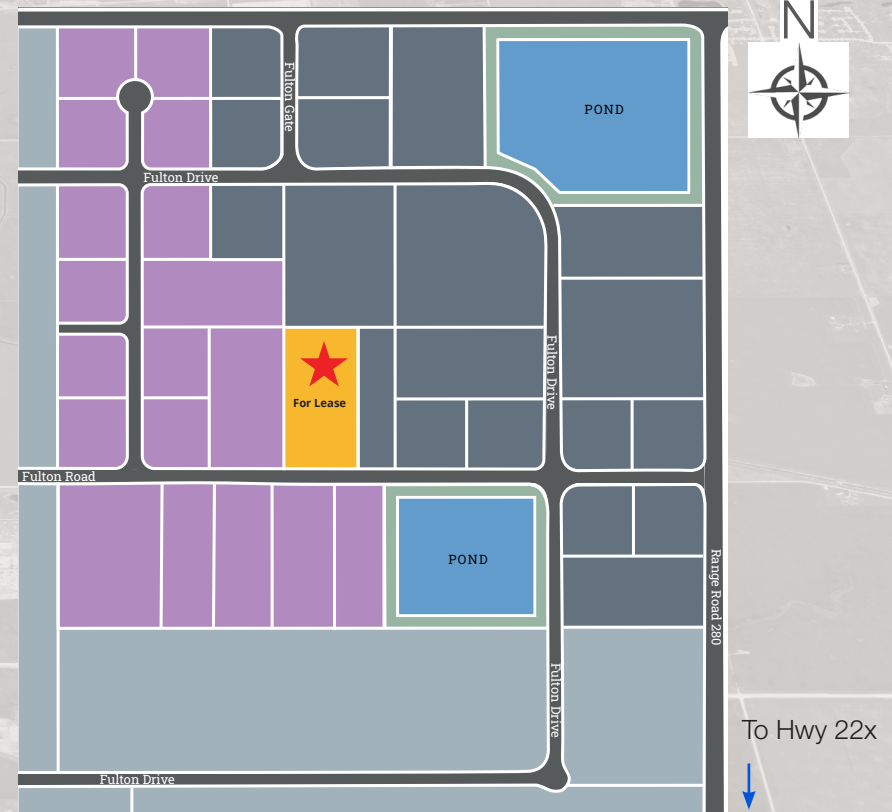
Property Profile

Site Size:	2-5 acres
Available:	30 days
Lease Term:	2-5 years
Asking Rate:	\$1.25 per sf gross rent per annum
Zoning:	I-HVY (Industrial Heavy)
Services:	Electricity available
Yard:	Compact gravel
Fenced & Secure:	Yes
Lighting:	No

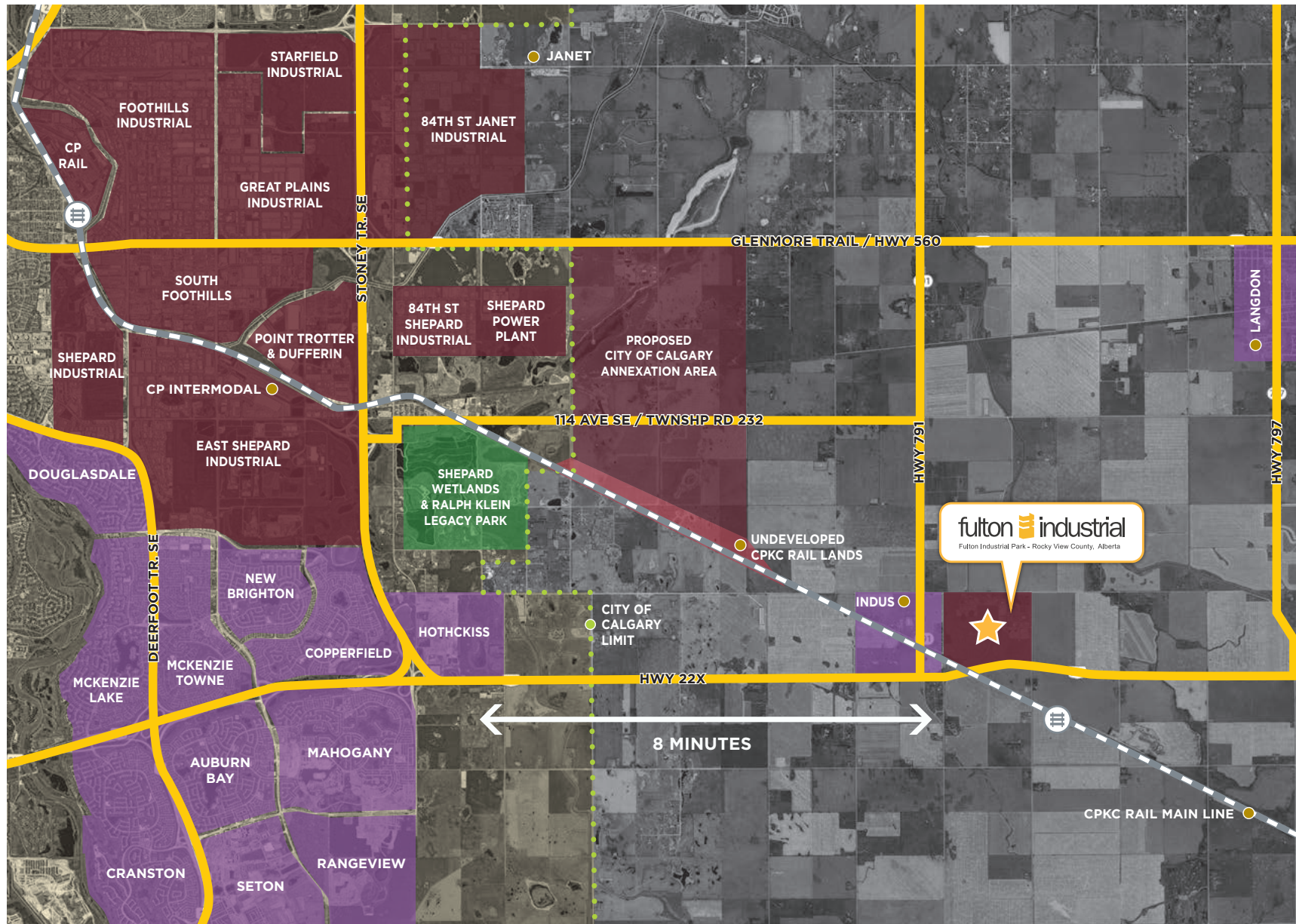
Property Highlights

- Proximity to Work Force: 10-minutes from the rapidly growing residential communities of SE Calgary (Mahogany, Hotchkiss, Rangeview, Copperfield, Auburn Bay, Seton, etc.).
- Flexible Lot Sizing: Customizable lot sizes can accommodate your needs.
- Key Transportation Route: Located 8 minutes from the Stoney Trail Ring Road along the Hwy 22x corridor at the CP Rail main line crossing. Hwy 22x is the southern bypass route to Hwy 1.
- Urban Development standards: Wide curbed roads, fibre optic communications, underground storm water collection and more.

Site Plan

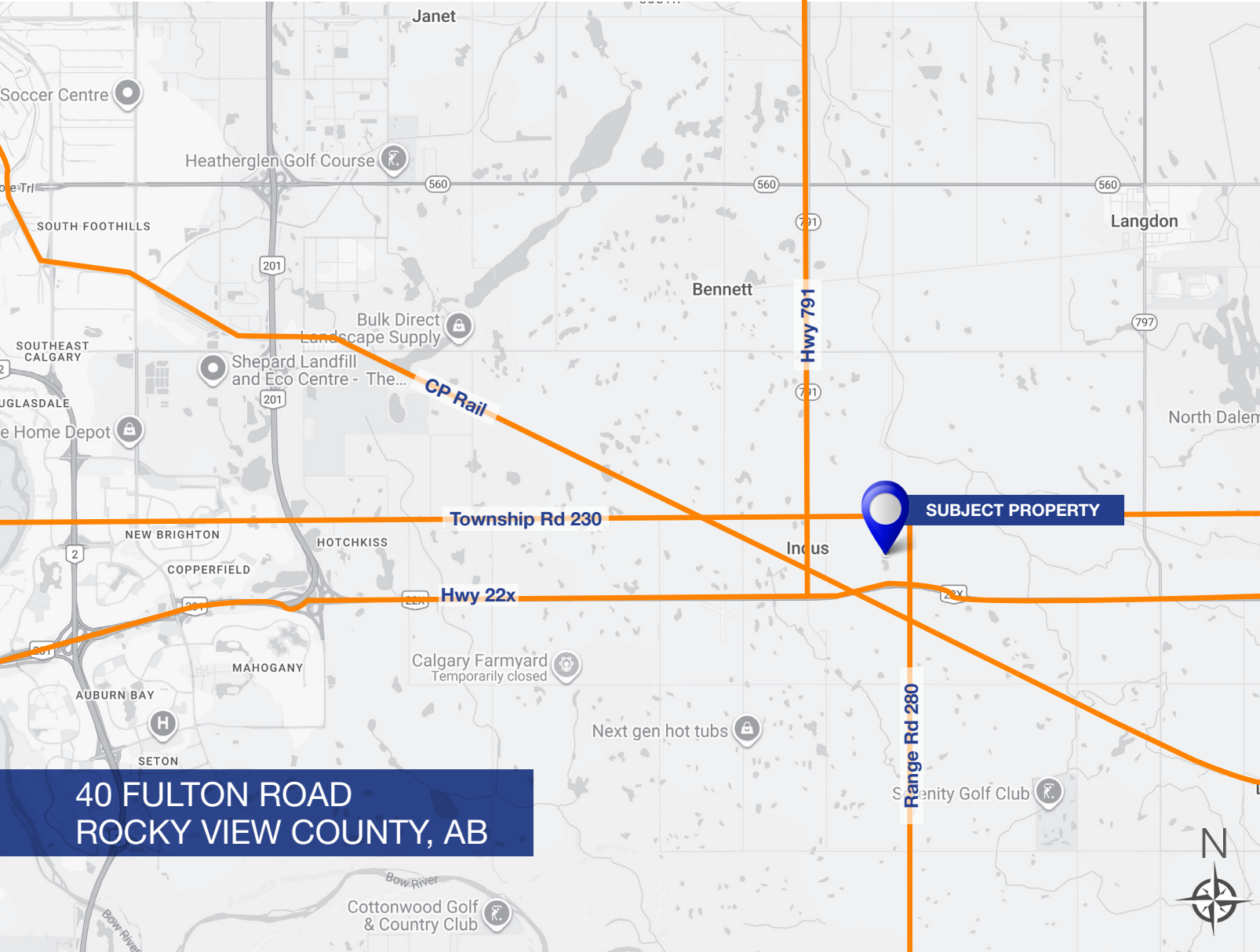


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LEGEND:

- | | |
|---|---|
| Industrial Areas | Roads |
| South Communities & Towns | Undeveloped CPKC Rail Lands |
| City of Calgary Boundary | City of Calgary |
| Railway Line | Other Points of Interest |



Area Description

Situated within Fulton Industrial Park in Rocky View County, 40 Fulton Road is located within one of Southeast Calgary's fastest-growing industrial corridors. The area is surrounded by established industrial districts and significant future development lands, positioning occupiers to benefit from continued growth and investment.

As industrial activity continues to expand eastward from Calgary, the location offers companies secure outdoor storage with excellent long-term growth potential and access to a large labour pool.

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