

**WAGON WHEEL INDUSTRIAL  
PARK**  
FOR SALE



PRESENTED BY

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# THE PROPERTY

WAGON WHEEL INDUSTRIAL PARK  
ROCKY VIEW COUNTY, ALBERTA

## HIGHLIGHTS

- Located near Cross Iron Mills and a short drive from Calgary International Airport
- Can be further subdivided into smaller parcels
- Easy access to QEII Highway/Deerfoot Trail, Metis/Dwight McLellan Trail and Stoney Trail
- Mixed use zoning featuring permitted uses relating to industrial and light retail.
- Opportunity for commercial and light industrial uses that compliment the existing users in the area.

<b>Price</b>	Please Contact
<b>Land Size</b>	40 Acres
<b>Zoning</b>	DC -99 "C"
<b>Servicing</b>	To the corner including access road

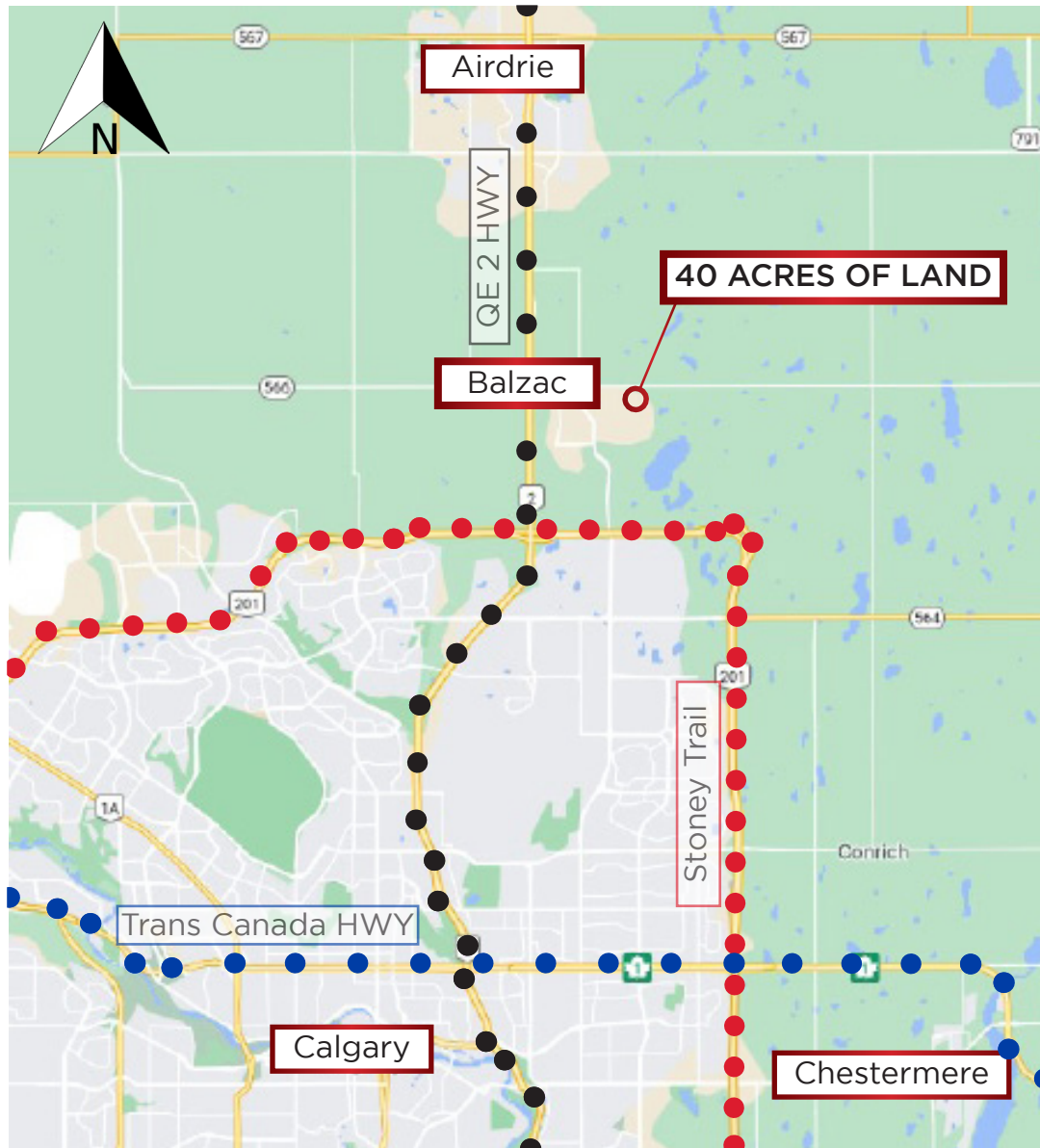
### PERMITTED USES

Automotive, Equipment and Vehicle Services  
Fabrication and Manufacturing  
Heavy Industrial  
Light Industrial  
Medium Industrial  
Office  
Public Buildings  
Retail Dealership  
Warehousing/Distribution



# THE LOCATION

WAGON WHEEL INDUSTRIAL PARK  
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## From Calgary Limits- 7 Minutes

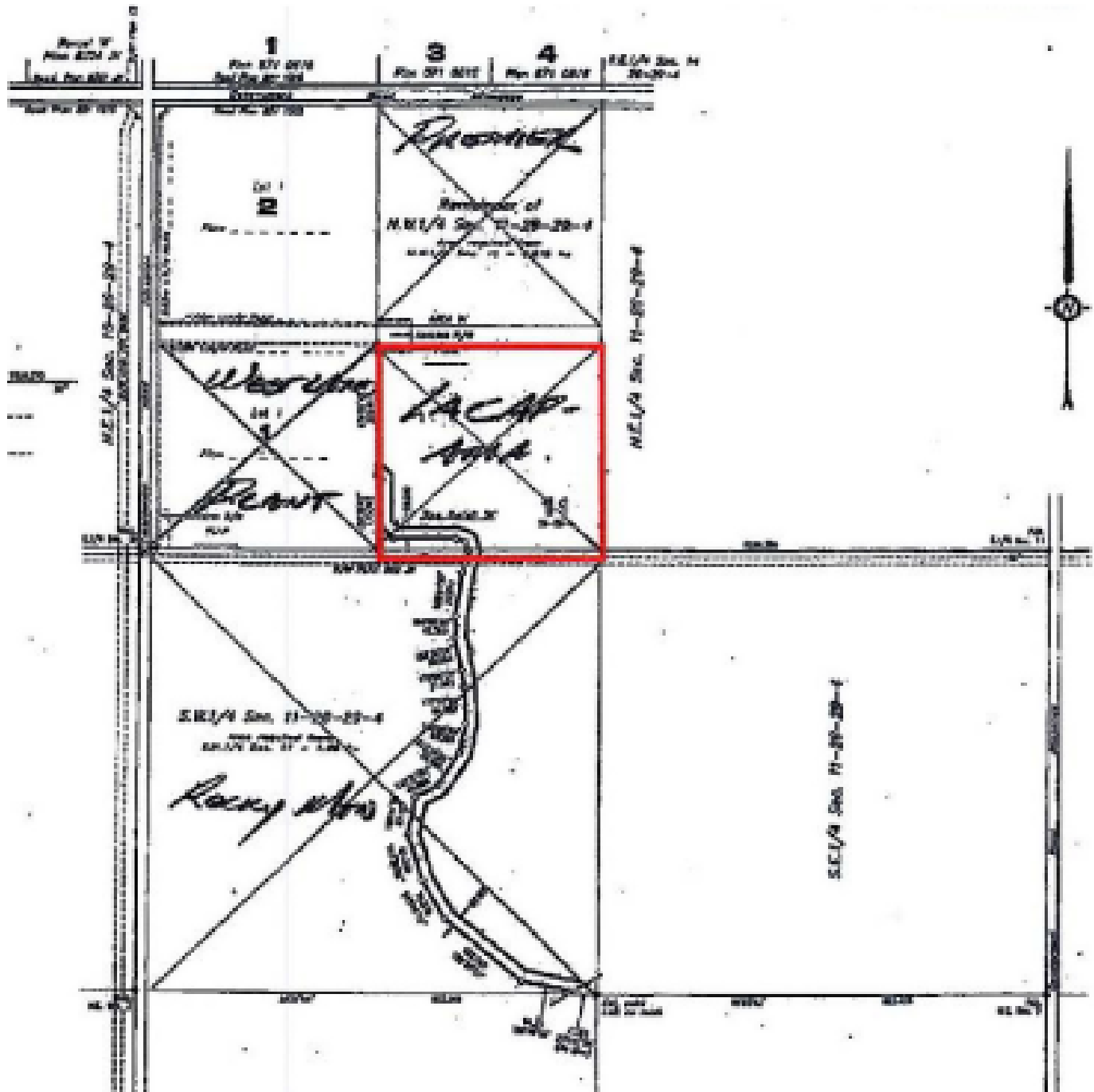
- Head north on AB-2 N
  - Take exit 275 toward TWP 262 E
  - Keep right at the fork, follow signs for Kathyrn/Keoma and merge onto TWP 262
  - Turn right onto Range Rd 292
  - Turn left
- You have arrived

## From Airdrie Limits- 9 Minutes

- Head south on AB-2 S
  - Take exit 275 toward TWP 262 E
  - Keep left at the fork, follow signs for Kathyrn/Keoma
  - Turn left onto TWP 262 E
  - Turn right onto Range Rd 292
  - Turn left
- You have arrived

# SITE PLAN

WAGON WHEEL INDUSTRIAL PARK  
ROCKY VIEW COUNTY, ALBERTA



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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 **COMMERCIAL BROKERAGE**



**INDUSTRIAL \* LAND \* MULTI FAMILY \* INVESTMENTS \* OFFICE**  
**PROPERTY MANAGEMENT**

**CALGARY**

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Calgary, AB T2T 6T8  
403.204.9300  
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**RED DEER**

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