

FRONTIER INDUSTRIAL PARK



AVAILABLE FOR LEASE
OR DESIGN BUILD:

7.32 Acres
9.61 Acres

Lot 13, Block 1
Lot 6, Block 2

HIGHLIGHTS:

- Located at the intersection of Peigan Trail and 84th Street SE
- Quick access to Peigan Trail and Stoney Trail SE
- Close proximity to the Transportation Utility Corridor

LOT DETAILS:

- **Lot 13, Block 1 – 7.32 Acres (Zoned DC-133)**
 - 8% drainage pond (0.58 Acres)
 - Recycled asphalt granular yard with asphalt paved area
 - 6' high chain link perimeter fence with 3 strands of barbed wire
 - 32' cantilever gate and gate operator
 - Perimeter landscaping with irrigation system
 - High pole lot lighting
 - 200 Amp 120/240V commercial electrical service to lot
- **Lot 6, Block 2 – 9.61 Acres (Zoned C-LRD)**
Stripped and graded

OCCUPANCY:

Lot 13: Immediately
Lot 6: Immediately / 6 weeks following lease execution

RATES:

Market Rates

OPERATING COSTS & TAXES:

TBD