

FOR LEASE

**235126 RYAN ROAD,  
BAY 6**

ROCKY VIEW COUNTY, AB



**NEWLY CONSTRUCTED INDUSTRIAL CONDOS FOR LEASE**

**Darcy Whalen**  
Broker  
403 554 8453 | [darcy.whalen@kpliglobal.com](mailto:darcy.whalen@kpliglobal.com)

**KPLI**

**GLOBAL**

**FOR LEASE**

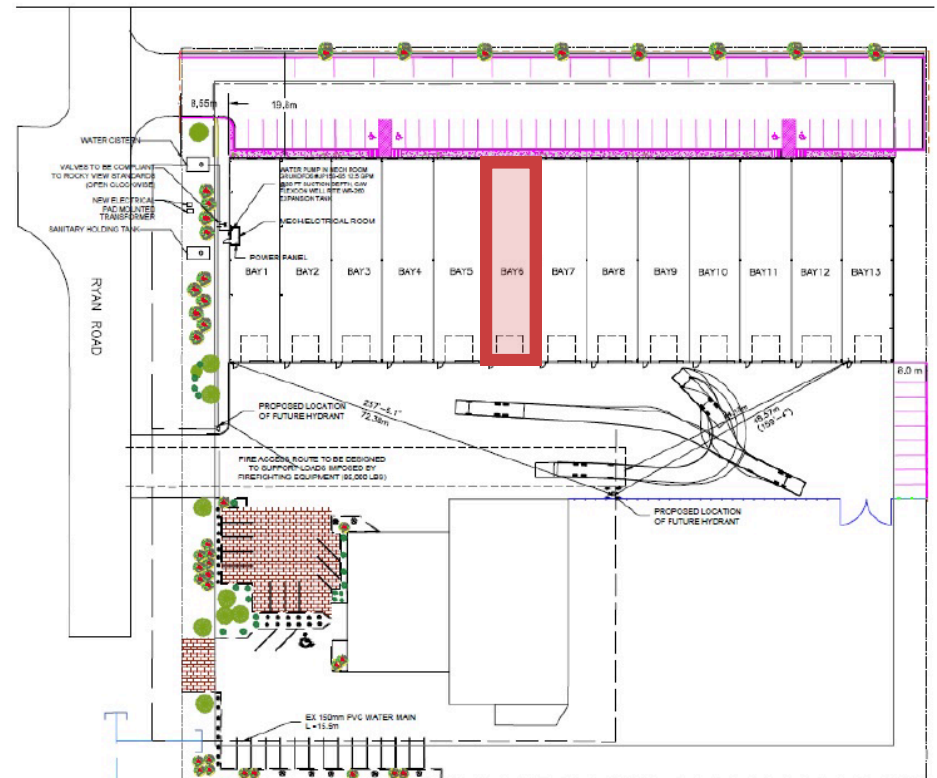
# Bay 6, 235126 Ryan Road, Rocky View County

Bay 6	4,500 SF
Footprint	30' wide by 120' deep
Mezzanine	30' wide by 30' deep
Loading	16' x 16' drive-in door
Ceiling Height:	26' sloping to 22'
Parking	4 stalls per unit
Rate	Market
Op Costs	\$3.50 psf



## Property Highlights

- Fully sprinklered building
- Infrared heating and LED lighting
- Paved front parking area
- Recycled asphalt in the loading area
- Electronic bay door openers
- Outside storage area
- 4 ton HVAC unit per bay
- Direct Control District (DC76)



# 235126 Ryan Road, Rocky View County

FOR MORE INFORMATION, CONTACT:



**Darcy Whalen**  
Broker  
403 554 8453  
darcy.whalen@kpliglobal.com



KPLIGLOBAL.COM

© 2025 KPLI Global Corp. All rights reserved.

