



## Prime Industrial Lot For Sale, Rocky View County

### Transport Park Industrial Land Opportunity

Prime industrial lot directly on Bluegrass Place and Garden Road. Easy access to 61 Avenue SE, Peigan, Stoney and Glenmore Trails.

**Lot Size:** One remaining lot  
3.09 acres

**Land Use:** I-HVY - Industrial Heavy

**Services:** Electricity, natural gas, internet

**Available:** **Immediate**

**Pricing:** \$575,000/acre

**Comments:**

- No building requirement
- No on-site storm ponding requirement
- Partially graveled site

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Sample of permitted uses within Transport Park:

**Permitted Uses:**

- Accessory Building < 500 m<sup>2</sup>
- Industrial (Logistics)
- Industrial (Medium)

**Discretionary Uses:**

- Accessory Building > 500 m<sup>2</sup>
- Industrial (Medium)
- Outdoor storage
- Recycling/Compost Facility
- Station (Bulk Fuel)



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