

For Sale

240036 Frontier Place
Rocky View, AB



Highlights

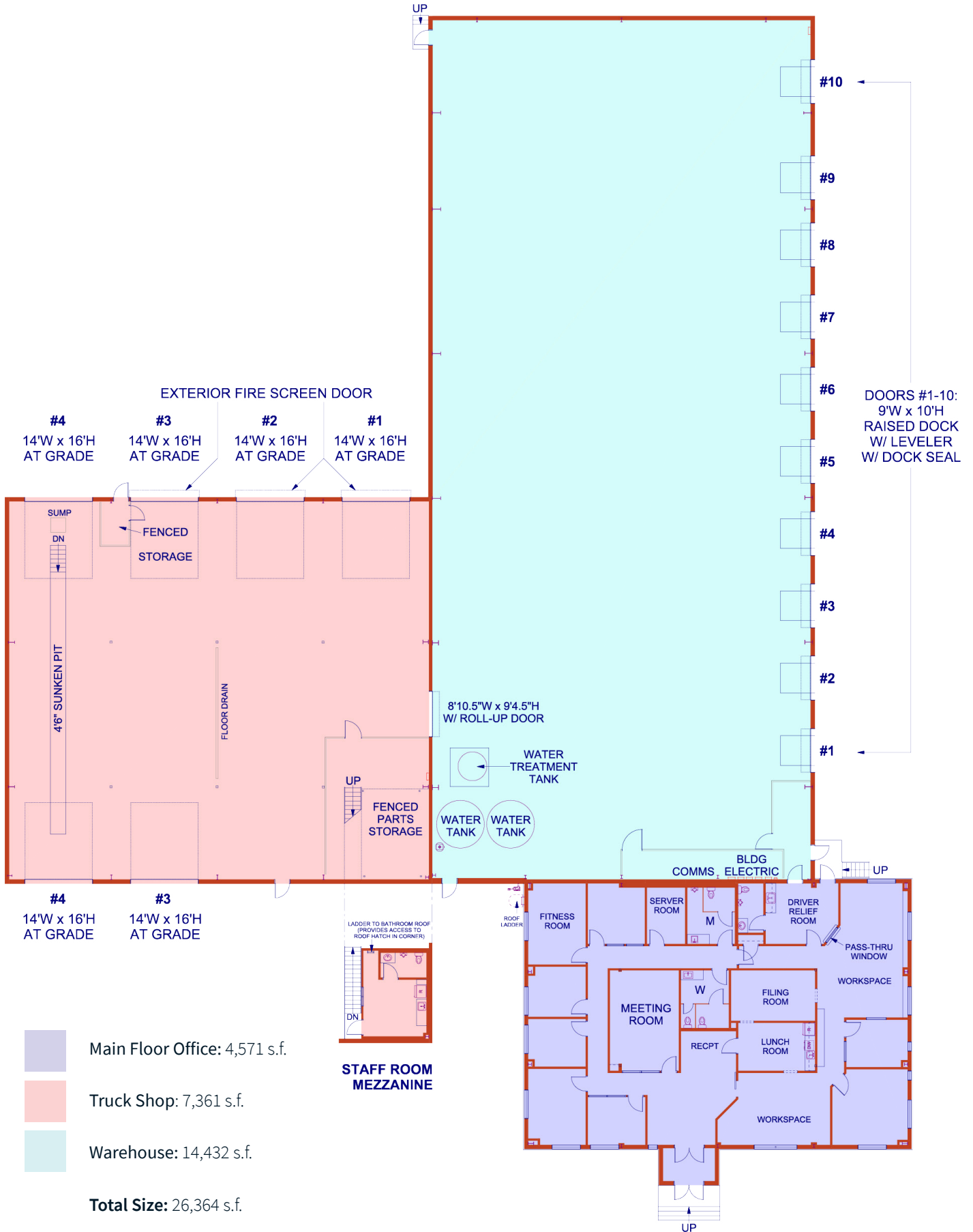
- Rare freestanding 26,364 s.f. building on 10.9 acres
- Functional layout with separated trucking terminal and service area
- Fully equipped with service pit, make up air and truck scale
- Heavily compacted secured yard with access control
- Immediate access to Peigan Trail SE, Stoney Trail and Trans-Canada Highway



Property Details

Year Built	2012	Ceiling Height	Truck Shop: 18' Warehouse: 18' - 22'
Zoning	C-LRD (Rocky View)	Power	600 Amps @ 240 Volts
Building Size	Main Floor Office: 4,571 s.f. Truck Shop: 7,361 s.f. Warehouse: 14,432 s.f. Total: 26,364 s.f.	Make-Up Air	10,000 CFM (Truck Shop)
Site Area	10.9 Acres	Features	<ul style="list-style-type: none"> • Service pit in truck shop • Exterior truck scale • Heavily compacted site • Secured yard with access control
Loading	<ul style="list-style-type: none"> • 10 Dock Level Doors (9' x 10') • 6 Drive-In Doors (14' x 16') (Includes 2 Drive-Through Bays)	Available	July 1, 2026
		Property Taxes	\$111,641.30 (2025)
		Sale Price	\$12,750,000

Floor Plan



Interior Photos



Exterior Photos



Site Map



Drive Times



Stoney Trail (Ring Road)

3 mins. | 1.6 km



Deerfoot Trail
(QE II Highway)

9 mins. | 7.3 km



Glenmore Trail

6 mins. | 6.3 km



Calgary Int. Airport

20 mins. | 21.7 km



Trans-Canada Highway

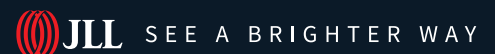
8 mins. | 7.1 km



Downtown Calgary

18 mins. | 15.0 km

Contact us for more information



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