

FOR SALE



±3.88 ACRES OF M-2 INDUSTRIAL LAND WITH GRADED YARD, THREE-PHASE POWER AND DEVELOPMENT PERMIT APPROVAL

405 Industrial Road F, Cranbrook BC

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THE OPPORTUNITY

405 Industrial Road F offers an opportunity to acquire approximately 3.88 acres of industrial land within Cranbrook’s established industrial corridor. The property combines a graded gravel and fill laydown area with installed three-phase power and an approved development permit for a proposed freight staging and cross-loading warehouse. For an owner-user planning a new industrial facility, the existing yard provides space for freight, equipment and outdoor operations while the permit and supporting technical reports offer a starting point for further development planning.

The central and western portions of the site have been graded and used for freight courier operations, trailer parking and storage. The eastern portion is less developed and slopes toward the southeast. In February 2026, the City of Cranbrook approved an Industrial and Steep Slopes Development Permit for a proposed warehouse, based on submitted site and elevation drawings. A separate contractor proposal contemplated a 4,320 SF shop, measuring 60 ft by 72 ft by 20 ft, with six insulated 8 ft by 10 ft overhead doors.

M-2 Light Industrial zoning, the established industrial location and a 200-amp, 120/208-volt three-phase BC Hydro service make the property a compelling option for businesses seeking a dedicated Cranbrook base with room to grow. Phase I environmental and geotechnical assessments are available for purchaser review.

INVESTMENT HIGHLIGHTS

- **±3.88-acre industrial parcel** – A substantial landholding for an owner-user or developer in Cranbrook’s industrial area.
- **Graded laydown area** – Existing gravel and fill yard used for freight handling, trailer parking and equipment storage.
- **Power in place** – 200-amp, 120/208-volt, three-phase BC Hydro service installed in 2025.
- **Development permit approved** – City approval for a proposed freight staging and cross-loading warehouse.
- **Conceptual building proposal** – Separate 4,320 SF shop quotation with six insulated overhead doors.
- **Clean Environmental** – Completed Phase I ESA (March 2026) concludes no further investigation required.
- **Completed Geotech Report** – Completed geotechnical report verifies the site’s development conditions.

PROPERTY SUMMARY

FEATURE	DETAILS
Address	405 Industrial Road F, Cranbrook BC
PID	024-959-839
Legal	Lot D, District Lots 28 and 2871, Kootenay District, Plan NEP68546
Site Area	Approximately 1.57 ha / 3.88 acres
Zoning	M-2 Light Industrial
Existing Site	Graded laydown area; temporary loading dock and portable structures observed in February 2026; inclusions to be confirmed
Power	200 A, 120/208 V, three-phase BC Hydro service
Water and Sewer	Connections at the lot line
Permit	Development Permit approved February 5, 2026
Price	\$990,000 (\$255,154/acre)





405 INDUSTRIAL ROAD F, CRANBROOK BC

LOCATION & MARKET CONTEXT

Cranbrook is the commercial, transportation, and service hub of the East Kootenay region, strategically located at the intersection of Highways 3 and 95 and home to the Canadian Rockies International Airport (YXC). The city supports a diversified economy anchored by Teck Coal, Interior Health, College of the Rockies, FortisBC, BC Hydro, forestry, transportation, and a broad range of regional service and retail businesses.

Cranbrook continues to experience significant public and private investment activity. Major projects include the approximately \$232 million redevelopment and expansion of Dr. F.W. Green Memorial Home, the planned \$89 million expansion of East Kootenay Regional Hospital, and more than \$93 million in building permit activity recorded during 2025 alone. Additional residential growth is occurring through projects such as WestUrban’s \$10.7 million apartment development and multiple new subdivision and housing developments throughout the city.

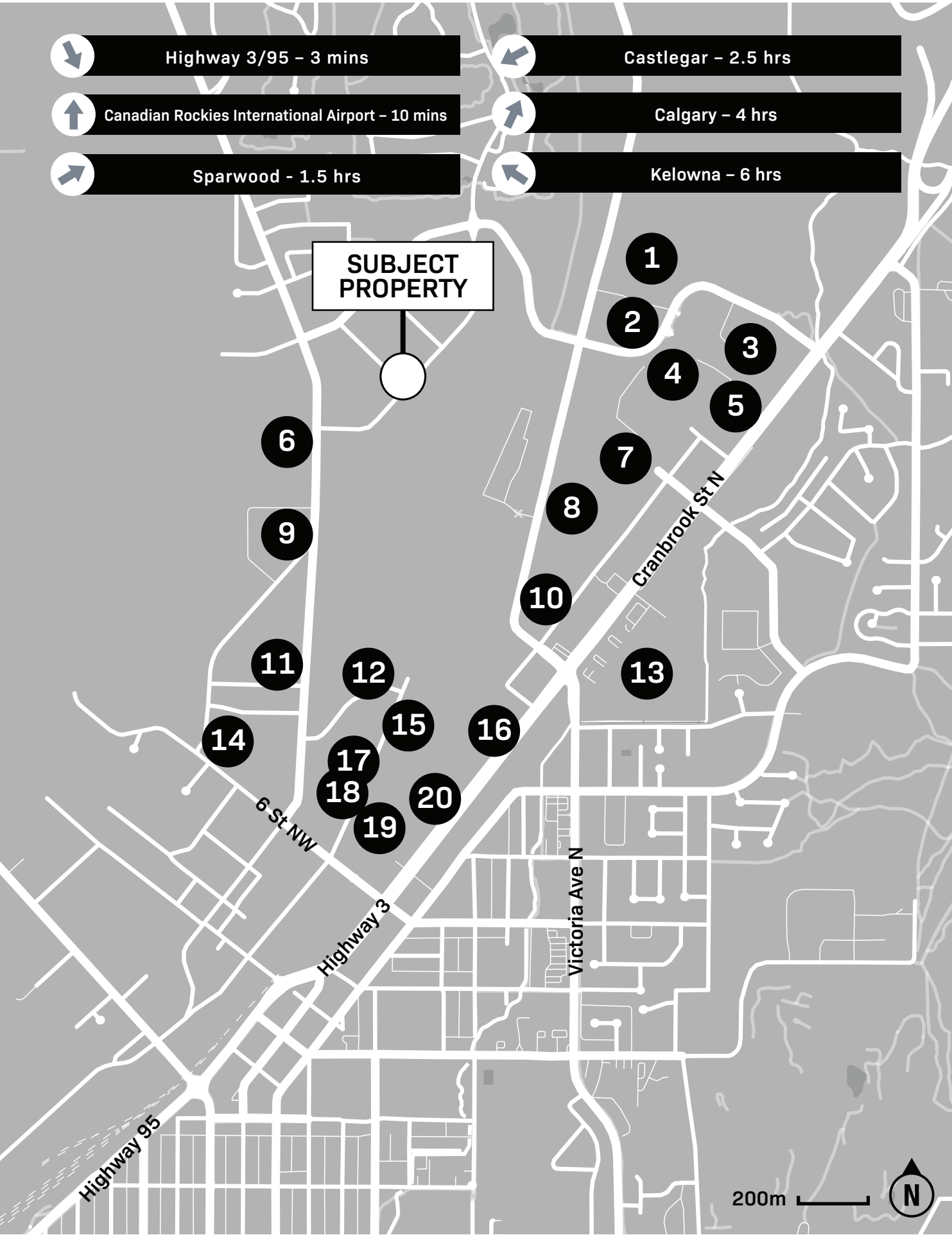
Benefiting from its strategic location serving both the East Kootenays and Alberta markets, Cranbrook’s industrial sector is driven by logistics, warehousing, manufacturing, forestry, mining, and industrial service businesses. Major operators include Teck Coal, Canfor, Finning, FedEx Ground, GFL Environmental, Applied Compression Systems, FortisBC, and numerous transportation and construction-related firms. Industrial vacancy remains exceptionally low, with limited new supply contributing to strong demand for functional industrial properties.

HIGHLIGHTS

- East Kootenay’s primary commercial, transportation, and service centre
- Approximately \$232 million Dr. F.W. Green Memorial Home redevelopment and \$89 million hospital expansion underway
- More than \$93 million in building permit activity recorded in 2025
- Diverse economy anchored by mining, forestry, transportation, healthcare, education, and government sectors
- Low industrial vacancy and limited supply of functional industrial spac
- Strategic location at the intersection of Highways 3 and 95 with access to YXC International Airport

NEARBY DESTINATIONS & AMENITIES

1. Runners RV	8. RONA	15. DYCAR Pharmaceuticals
2. The Home Depot	9. Loomis Express	16. Prestige Cranbrook Hotel
3. Home Hardware	10. Kal Tire	17. Applied Industrial Technologies
4. Walmart Superstore	11. NAPA	18. Acklands Grainger
5. SmartCentres Cranbrook	12. Fastenal	19. EECOL Electric
6. GFL Environmental	13. Canadian Tire	20. Finning
7. Real Canadian Superstore	14. Brandt	





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