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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
27706


MLS ID:
A2090745

\$5



 **BOYD WILLIAMS**
 (403) 782-3171

 Royal LePage Lifestyles Realty
 403-782-3171

 120, 8319 Chiles Industrial Ave. , Red Deer , Alberta T4S 2A3

Transaction Type For Lease	Days On Market 568	Lease Amount 5.00
Lease Frequency Annually	Zoning I1	Subdivision Chiles Industrial Park
Building Type Condo Complex	Year Built 1985	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0823370
Building Area (Sq. Ft.) 6040.00	Building Area (Sq. M.) 561.13	Access to Property Paved Lane,Shared Access
Inclusions None	Restrictions Condo/Strata Approval	Reports Condo/Strata Bylaws

This Like NEW 6,000 sq. ft. bay comes with a newly constructed Large barrier free bathroom and new LED lighting throughout. A new designated electric transformer has been installed, providing the opportunity for an additional 600v/200 amp 3 phase service. This just has to have an electrician wire the power required in the bays and install the breakers in the panel. The total building consists of 8 bays, with excellent long term and successful neighbors such as Go Powder, Lite Industries, Overland Explorer and Kenroc Building Supplies. This building is located on the North End of Red Deer with easy access to Hwy 11A, Hwy 2A and Hwy 2. The secure yard has entrances on the West and South side of the building. The bay measures 100 feet long 'x60 feet wide, consisting of 2 exterior man doors, a 14' X 12" overhead door and is heated by 2 separately controlled radiant heat tubes. It comes with a large approximate 3,300 sq. ft. designated yard space. The building has Fibre Optics for secure and consistent internet. The zoning permits but not limited to support services, manufacturing, processing, distribution, repair, servicing, and warehousing.

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