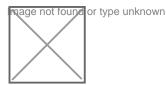


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INDUSTRIAL FOR LEASE

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

rM1

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

Transaction Type Days On Market

For Lease 568 5.00

Lease Frequency Zoning Subdivision

Annually I1 Chiles Industrial Park

Lease Amount

Building TypeYear BuiltStructure TypeCondo Complex1985Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial0823370

Building Area (Sq. M.) Access to Property

6040.00 561.13 Paved Lane, Shared Access

Inclusions Restrictions Reports

None Condo/Strata Approval 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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