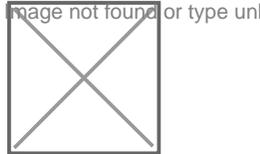


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AUTO REPAIR- SPECIALTY,CONSTRUCTION/CONTRACTOR,INDUSTRIAL ,MANUFACTURING,OTHER,WAREHOUSE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Rural Red Deer County, Alberta

**Listing ID:**

28919

**MLS ID:**

A2176242

**\$12.50**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

  
101, 14 & 16 Veenstra Drive , Rural Red Deer County , Alberta T4S 2M4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 444
<b>Lease Amount</b> 12.50	<b>Lease Frequency</b> Annually	<b>Zoning</b> BSI
<b>Subdivision</b> Blindman Industrial Park	<b>Nearest Town</b> Red Deer	<b>Building Type</b> Commercial Mix,Manufacturing,Mixed Use,Office Building,Warehouse
<b>Year Built</b> 2014	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 20606.00	<b>Building Area (Sq. M.)</b> 1914.34
<b>Lot Size (Sq. Ft.)</b> 435600	<b>Lot Size (Acres)</b> 10.00	<b>Footprint (Sq. Ft.)</b> 32000
<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Access to Property</b> Direct Access,Gravel Lane	<b>Inclusions</b> n/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

LOOKING FOR BIG SPACE? Boasting 20,606 SQ FT , including a 4,606 stand-alone office space and MASSIVE 16,000 SQ FT SHOP, on a shared 5.6 acres of fenced/ gravelled land.. Apart of a 32,000 sq ft, demised into 2x 16,000 SQ FT spaces. In addition is an stand alone 14+ office spaces & 5 baths building (#14-39223 RR271) on two developed levels. (must take office and north shop together-will not separate) Shop Features 24' High ceilings, Each side features (4) AVIATION style 12'W x 24'H bi-fold doors at the back, Another (3) X 14'W X 18'H on each side , 2 of which are 100' DRIVE-THRU BAYS, (2) additional 14'W X 16'H doors (100' drive thru bays) . Take half, or take all 36,606 SQ FT for the entire property! Bathroom, well and septic, a shared yard at the back which features approximately 2.5 ACRES of dedicated gravelled yard space and great access. Great exposure, lots of potential for your expanding company! \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$27,800.93/month +GST Visit REALTORS® website for more details on this great BSI zoned industrial space!

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