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INDUSTRIAL ,WAREHOUSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Rural Red Deer County, Alberta



Listing ID:
32424

MLS ID:
A2262659

\$12.50



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

 Century 21 Advantage
 403-346-0021

 3 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

Transaction Type For Lease	Title Fee Simple	Days On Market 102
Lease Amount 12.50	Lease Frequency Annually	Zoning BSI
Subdivision Blindman Industrial Park	Nearest Town Red Deer	Building Type Mixed Use
Year Built 2004	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 4000.00	Building Area (Sq. M.) 371.61
Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00	Footprint (Sq. Ft.) 4000
Construction Type Metal Frame	Roof Metal	Foundation Poured Concrete
Heating In Floor,Radiant	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports Other Documents	

40'x100' Shop with a FULLY FENCED yard. FRESH PAVEMENT THROUGH OUT SUBDIVISION! Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay LED LIGHTING, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE! Located on a corner lot in Blindman Industrial Park. "19 foot ceilings throughout, all steel (interior & exterior) overhead infrared heaters, a 16' wide by 16' high doors and one other shop 12'x16' door at the back. Reception, two offices/ 2 baths, Fully fenced & secure 1.0 ACRE YARD SPACE. Good drainage, newly gravelled yard. A perfect spot for HEAVY DUTY MECHANICS, OILFIELD SERVICE COMPANY, TRUCKING COMPANY & more. Optional 1-2 ACRE yard space directly across from this bay is available at an additional charge if needed. \$4,166.67/Month basic rent, \$1,250/month NNN costs for a total of \$5,416.67/month + GST

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