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