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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
33768

**MLS ID:**  
A2282126

**\$15**



 **STEPHAN TRUDEL**  
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 403-887-2286

  
22 McKenzie Drive , Rural Red Deer County , Alberta T4S 2H4

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 65
<b>Lease Amount</b> 15.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> BSI	<b>Subdivision</b> Gasoline Alley	<b>Nearest Town</b> Red Deer
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2005	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1621323
<b>Building Area (Sq. Ft.)</b> 48553.00	<b>Building Area (Sq. M.)</b> 4510.68	<b>Roof</b> Flat
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Commercial Amenities</b> Compacted Yard,Compressed Air Lines,Cranes,Dangerous Goods Storage,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Lunchroom,Mezzanine,Outside Storage,Storage,Yard Lights	<b>Access to Property</b> Public	<b>Inclusions</b> Goods included with lease agreement: Cranes, fume extraction systems, compressed air systems
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Aerial Photos,Title	

Now offering "For Lease" in the fast paced and quickly expanding area of Gasoline Alley next to the south end of Red Deer, AB. A well maintained and equipped 45,553 sqft office / shop / manufacturing facility on approximately 5 acres. 2 story multiple office area and an attached 29,200 plus sqft shop, detached cold storage building, sandblasting building, and storage tent. The shop consists of a 10 ton and 20 ton crane on the east and west ends of the shop that are capable of travelling to the exterior of the shop on a crane rail. (4) 2 ton cranes located throughout the interior of the shop. Fume extraction systems for welding, compressed air systems and floor drain / sump system. Large paint bay in the main shop with a steel partition door and a smaller detached heated enclosed paint bay outside. 22' wide x 18' high bay doors in the main shop with various other overhead doors. 120/240/480/600 volt availability. Centralized make up air unit. 6 zone radiant heaters. Lunch rooms, locker room areas, multiple washrooms. Lease rates are as follows: Office space \$15.00 per sqft plus \$4.50 per sqft additional rent. Shop space \$12.00 per sqft plus \$4.50 per sqft additional rent. Detached heated paint bay \$12.00 per sqft plus \$4.50 per sqft additional rent. Cold storage building, sandblasting building and tent \$5.00 per sqft.

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