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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**

 (403) 352-5019

 Royal LePage Network Realty Corp.

 403-887-2286



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

Transaction Type	Title	Days On Market
For Lease	Leasehold	1
Lease Amount	Lease Frequency	Lease Term
15.00	Annually	Negotiable
Zoning	Subdivision	Nearest Town
BSI	Gasoline Alley	Red Deer
Building Type	Year Built	Structure Type
Mixed Use	2005	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1621323
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Roof
48553.00	4510.68	Flat
Foundation	Cooling	Heating
Poured Concrete	Central Air	Forced Air,Natural Gas,Radiant
Commercial Amenities		
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	Access to Property Public	Inclusions Goods included with lease agreement: Cranes, fume extraction systems, compressed air systems
Restrictions	Reports	
Landlord Approval	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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