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

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