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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Rural Red Deer County, Alberta



Listing ID:
35688

MLS ID:
A2320488

\$15



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

Transaction Type For Lease	Title Leasehold	Lease Amount 15.00
Lease Frequency Annually	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	Access to Property Public
Inclusions with lease agreement: cranes, fume extraction systems, compressed air systems	Restrictions Landlord Approval	Reports Aerial Photos,Other Documents

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 is equipped with a 10 ton and 20 ton crane on the east and west ends and are capable of travelling to the exterior of the shop on a crane rail system. (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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