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## INDUSTRIAL ,WAREHOUSE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
35716

**MLS ID:**  
A2320981

**\$12**



 **WESLEY GIESBRECHT**

 Century 21 Advantage  
 403-346-0021

 2 Van Der Horn Way , Rural Red Deer County , Alberta T4S 2M4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> BSI
<b>Subdivision</b> Blindman Industrial Park	<b>Nearest Town</b> Red Deer	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2000	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2522539	<b>Building Area (Sq. Ft.)</b> 8000.00
<b>Building Area (Sq. M.)</b> 743.22	<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00
<b>Footprint (Sq. Ft.)</b> 4000	<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> In Floor,Radiant	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents

12,800 SQ FT on a 2.69 ACRE lot. The shop is divided into 3 SPACES—a total of 8,000 sq ft OF SPACE available FOR LEASE—a total of 12- 12'x16' OHD's, w 4-DRIVE-THROUGH BAYS. (80') Featuring dedicated yard space. FRESH PAVEMENT THROUGHOUT THE BLINDMAN SUBDIVISION! Attractive GROSS LEASE w/ UTILITIES INCLUDED. Catering to oilfield/mechanical and many other BSI-zoned businesses. Infrared tube heating throughout. 2-bath building. High-bay LED LIGHTING, large insulated overhead doors, and signage on the building for your graphics. Secured Yard Spaces. all bays feature 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 perfect spot for HEAVY-DUTY MECHANICS, OILFIELD SERVICE COMPANIES, TRUCKING COMPANIES & more. Total costs (Utilities Included) are \$8,000.00/month + GST.

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