

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

120 OR 130, 40 QUEENSLAND CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
16781


MLS ID:
A1020438

\$14



 **MIKE WILLIAMSON**
 (403) 343-3023

 Salomons Commercial
 403-343-3023

 120 Or 130, 40 QUEENSLAND Crescent , Red Deer , Alberta T4P 2P6

Transaction Type

For Lease

Days On Market

1363

Year Built

2017

Lease Amount

14.00

Lease Frequency

Annually

Subdivision

Queens Business Park

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1424004

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Restrictions

See Remarks

Reports

None

This is a single unit forming part of a 18,000sf building on 2.03 acres located in the Queens Business Park. High quality construction, wide open, ready for Tenant's developments. Space is still to be subdivided, dimensions will be 100' deep x 30' wide. Nice and bright with windows across the front (2 levels). Includes 1 – 16' X 18' overhead door with an above-average sized apron. Radiant heating, T5 lighting, and Trench sump. 200 amp power. Approx 26' eave height at the East and West sides with 28' height at the center (to be confirmed). There are 2 accesses onto the common property, paved front parking and a large shared graveled yard. Can be combined with the adjoining 3,000sf unit for a total of 6,000sf. Current estimated NNN is \$3.85/sf.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.