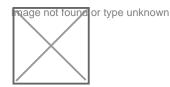


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 120/130, 40 QUEENSLAND CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:Red Deer, Alberta16782

MLS ID: A1020666 \$13



A MIKE WILLIAMSON

**(403)** 343-3023

■ Salomons Commercial

**403-343-3023** 

rPn

120/130, 40 QUEENSLAND Crescent , Red Deer , Alberta  $\,$  T4P 2P6  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

1360

Year Built 2017

Lease Amount

13.00

**Lease Frequency** 

Annually

Subdivision

Queens Business Park

**Structure Type** 

Industrial

Property Type Commercial Property Sub Type

Industrial

Legal Plan 1424004 Building Area (Sq. Ft.) 6000.00 Building Area (Sq. M.)

557.41

Restrictions Reports
None Known None

This is for 2 out of 5 units in a 18,000sf building on 2.03 acres located in the Queens Business Park. High quality construction, wide open, ready for Tenant's developments. Nice and bright with windows across the front (2 levels). This double-bay has  $2 - 16' \times 18'$  overhead bay doors with above-average sized aprons in front. Radiant heating, T5 lighting, and Trench sumps throughout. Each unit has 200 amp power. Approx 26' eave height at the East and West sides of the building with 28' height at the center (to be confirmed). There are 2 accesses onto property, paved front parking and a large graveled yard. Can be subdivided into 3 x 3,000sf units. Current estimated NNN is \$3.85/sf.

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