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120/130, 40 QUEENSLAND CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
16782


MLS ID:
A1020666

\$13



 **MIKE WILLIAMSON**
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 Salomons Commercial
 403-343-3023

 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

None Known

Reports

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' X 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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