ADVANTAGE COMMERCIAL
Century 21

Team Kemshead, Williamson, Perry
& Associates

commerciallandsales.com

mike@advantagecommercial.ca

For Lease

112 Queensgate Crescent

Queens Business Park

@ mike@advantagecommercial.ca

403-346-6655

Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

LEASE OPPORTUNITY

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Municipal Address:
112 Queensgate Crescent Red Deer, AB

Legal Description:
Lot 2 Block 2 Plan 122-1555

Size (Believed To Be Accurate):
Starting at 1,620sf

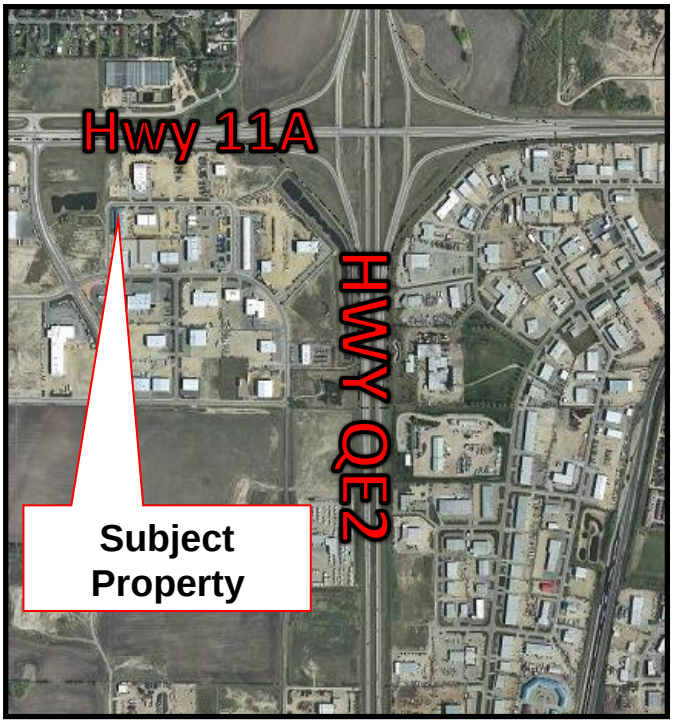
Base Rate:
$9.00/sf

NNN (Estimated):
$3.62/sf

Zoning:
I-1 Light Industrial

Available:
Varies

See Following Feature Sheets For Options



The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

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INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	**Spectra Queens**	ADDRESS:	**Unit 140, 112 Queensgate Cr**		ZONING:		**I-1 (Light Industrial)**
SUB-DIVISION:		LOT:	**2**	BLOCK:	**2**	PLAN:	**122-1555**
SQ. FT.:	**1,704**	CONDO UNIT:			CONDO PLAN:		
DIMENSIONS	**Approx 60' x 28'4"**	WASHROOMS		**1**	UTILITIES:		**Tenant Pays Power and Gas**
OFFICE/AREA:	**No**	NO. OF OFFICES:			MEZZANINE:		**No**
YARD:	**Shared/Gravel**	OVERHEAD DOORS:		**1 – 12' x 14'**	SUMP:		**Yes**
BASE RATE/SQ. FT.:	**$9.00**	BASE RENT/MTH:		**$1,278.00**	LOADING DOCK:		**No**
EST. NNN/SQ. FT.	**$3.62**	EST. NNN/MTH:		**$514.04**	ESCALATIONS:		**Negotiable**
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:		**$1,792.04**	LISTING AGENT:		
KEYS:	**See Mike**	AVAILABLE:		**Immediate**	LISTING #:		

NOTES **Newer bay in Queens Industrial Park, wide open with washroom. Two levels of windows at the front provide lots of natural light. Approx 18' ceiling height, ability for mezzanine development. Paved parking in front and larger shared gravel rear yard with rolling gates at both entrances. Quick access to Highway 11A and Highway 2.**

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INDUSTRIAL PROPERTY FOR LEASE

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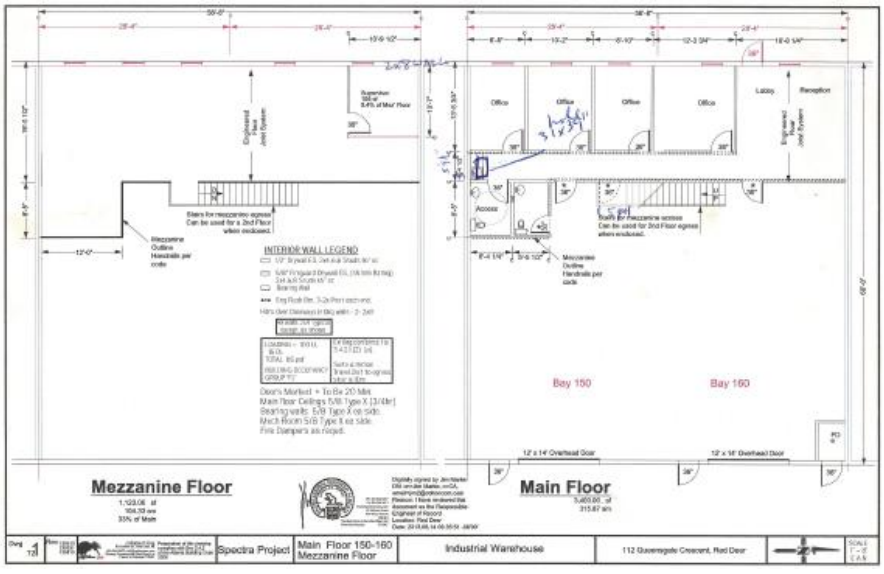
CODE:	**Spectra Queens**	ADDRESS:	**Unit 150/160, 112 Queensgate Cr**		ZONING:		**I-1 (Light Industrial)**
SUB-DIVISION:		LOT:	**2**	BLOCK: **2**	PLAN:		**122-1555**
SQ. FT.:	**3,408**	CONDO UNIT:			CONDO PLAN:		
DIMENSIONS	**Approx 60' x 56'6"**	WASHROOMS		**1**	UTILITIES:		**Tenant Pays Power and Gas**
OFFICE/AREA:	**Yes**	NO. OF OFFICES:			MEZZANINE:		**Yes**
YARD:	**Shared/Gravel**	OVERHEAD DOORS:		**2 – 12' x 14'**	SUMP:		**Yes**
BASE RATE/SQ. FT.:	**$9.00**	BASE RENT/MTH:		**$2,556.00**	LOADING DOCK:		**No**
EST. NNN/SQ. FT.	**$3.62**	EST. NNN/MTH:		**$1,028.08**	ESCALATIONS:		**Negotiable**
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:		**$3,584.08**	LISTING AGENT:		
KEYS:	**See Mike**	AVAILABLE:		**30 Days**	LISTING #:		

NOTES **Newer bay in Queens Industrial Park. Nice front development consisting of large reception, 4 offices, coffee counter and washroom. Tile flooring. Two levels of windows at the front provide lots of natural light in the shop. Mainly open mezzanine offers additional storage, plus there is an additional office/boardroom with sink. Approx 18' ceiling height. Paved parking in front and larger shared gravel rear yard with rolling gates at both entrances. Quick access to Highway 11A and Highway 2.**

Floor Plan May Not be Accurate



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CODE:	**Spectra Queens**	ADDRESS:	**Unit 170, 112 Queensgate Cr**	ZONING:	**I-1 (Light Industrial)**
SUB-DIVISION:		LOT: **2**	BLOCK: **2**	PLAN:	**122-1555**
SQ. FT.:	**1,620**	CONDO UNIT:		CONDO PLAN:	
DIMENSIONS	**Approx 60' x 28'4" less utility room**	WASHROOMS	**1**	UTILITIES:	**Tenant Pays Power and Gas**
OFFICE/AREA:	**No**	NO. OF OFFICES:		MEZZANINE:	**No**
YARD:	**Shared/Gravel**	OVERHEAD DOORS:	**1 – 12' x 14'**	SUMP:	**Yes**
BASE RATE/SQ. FT.:	**$9.00**	BASE RENT/MTH:	**$1,215.00**	LOADING DOCK:	**No**
EST. NNN/SQ. FT.	**$3.62**	EST. NNN/MTH:	**$488.70**	ESCALATIONS:	**Negotiable**
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:	**$1,703.70**	LISTING AGENT:	
KEYS:	**See Mike**	AVAILABLE:	**Immediate**	LISTING #:	

NOTES **Newer bay in Queens Industrial Park, mainly wide open with washroom. Two levels of windows at the front provide lots of natural light. Approx 18' ceiling height, ability for mezzanine development. Paved parking in front and shared gravel rear yard with rolling gates at both entrances. Quick access to Highway 11A and Highway 2.**

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