ADVANTAGE COMMERCIAL
Century 21

Kemshead Williamson Perry & Associates

FOR LEASE

3,000sf or 5,000sf
Queens Industrial Park – 7450 - 79th Street

@ 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

ADVANTAGE COMMERCIAL Century 21

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LEASE OPPORTUNITY

Team Kemshead, Williamson, Perry & Associates

Municipal Address:
Units 110 and 120
7450 – 79 Street Red Deer, AB

Legal Description:
Plan 122-4433 Block 3 Lot 4

Size:
5,000sf (Unit 110)
3,000sf (Unit 120)

Rates:
Basic Rent = $14.00/sf
Estimated NNN = $3.75/sf

Total Per Month (plus GST):
Unit 110 = $7,395.83
Unit 120 = $4,437.50

Zoning:
I-1 (Light Industrial)

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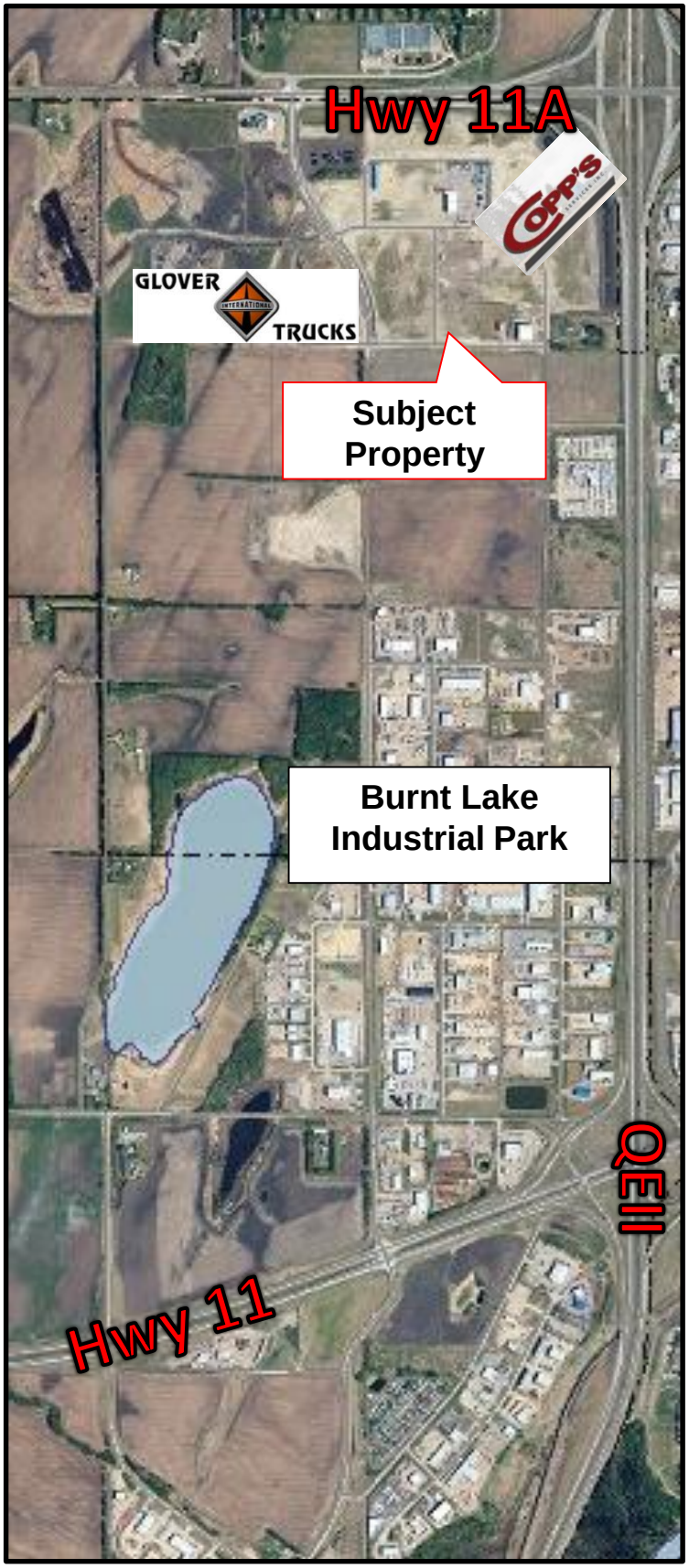
The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which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

Property Information:



- **Available Immediately;**
- **Newly Constructed;**
- 100' depth in each unit;
- 225' from building rear to fence;
- Lots of windows (entire east side of Unit 110);
- Radiant heating;
- T5 lighting;
- Trench sump system;
- 800amp 3 phase power to building with ability to increase to 1200amp;
- Each panel has 200amp service;
- 2 accesses onto property with paved front parking and a graveled yard;
- Swing gates on each end of building as well as a large rolling gate for the yard area;
- 26' eave height at the North & South sides of building, 28' height at center;
- 16' X 18' overhead bay doors (3 OHDs in Unit 110, 1 OHD in Unit 120);
- Drive though bay in Unit 110;
- The south overhead door in Unit 110 is made up entirely of sunshine panels;
- Rear yard is fully fenced;
- Wide open spaces with washrooms;

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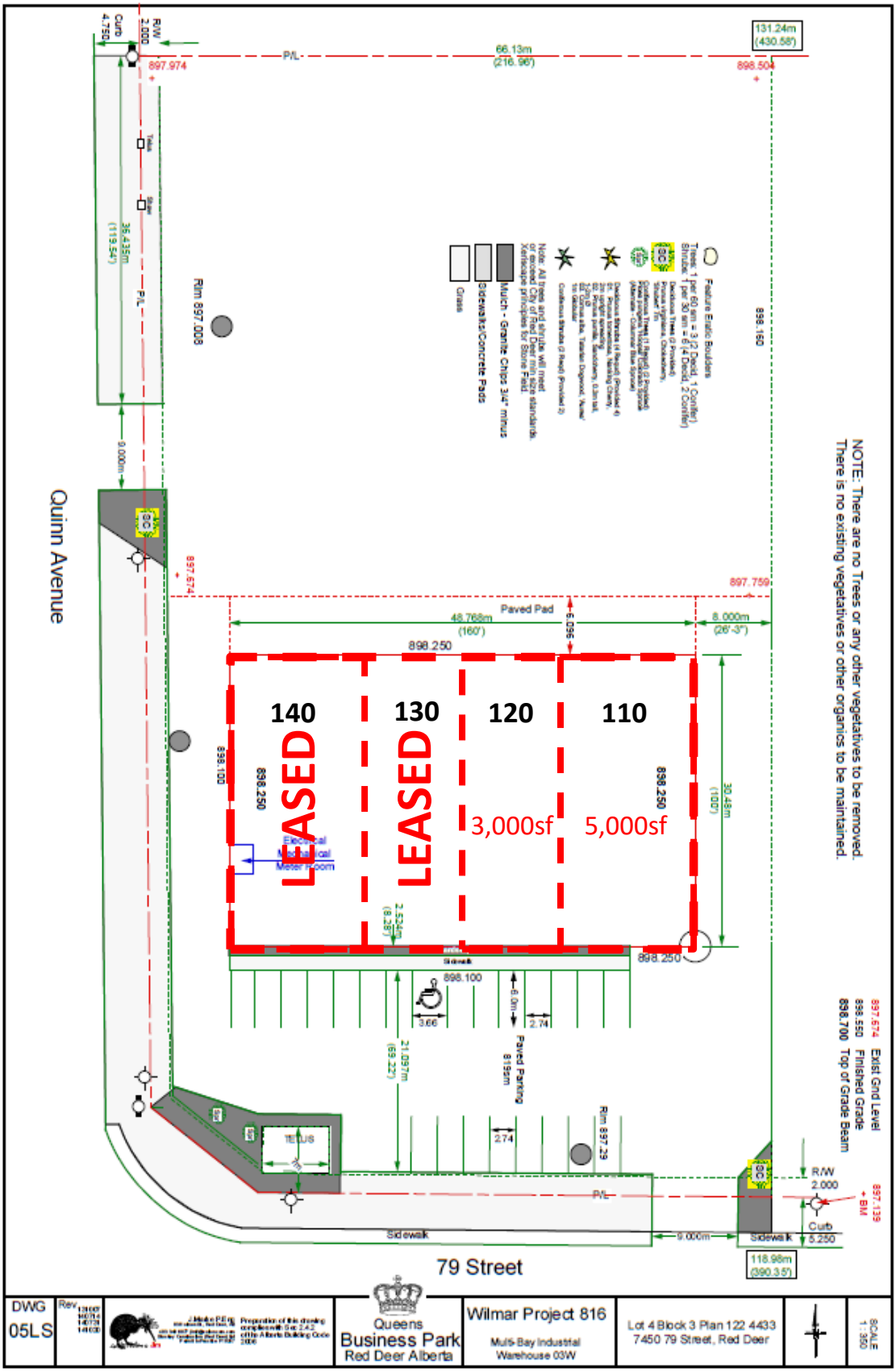
Site Plan:



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