FOR LEASE

For Lease – High Exposure
10,000sf. On 2.36 acres facing Hwy 11A
Queens Industrial Park - 41 Queensgate Cres.

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403-346-6655

Parkland Mall Business Centre 2nd Floor #905, 4747 67th Street Red Deer, Alberta T4N 6H3

www.advantagecommercial.ca

Advantage – Commercial is a Division of Century 21 - Advantage
Municipal Address:
41 Queensgate Crescent, Red Deer, AB

Legal Description:
Lot: 810  Block: 1  Plan: 132-1547

Building Area:
10,000sq.ft. with option to add on 5,000sq.ft.

Land Size:
2.36 acres

Base Rate:
$12.00/sq.ft. (shell + 1 acre)

NNN:
$5.00/sq.ft.

Total Per Month: $14,166.67

Added Yard:
$4,200.00/month (1.36 acres)

Availability:
April 1, 2019

Zoning:
I-1 (Light Industrial)
• Excellent highway 11A and QE2 exposure.
• Main Floor Office Features – Large Reception with two Offices
• 2nd Floor Development features – Boardroom and 2 Offices
• An additional 5000sf is going to be prepared as a future expansion unto the building. This section could be added on ASAP is desired. (See site Plan).
• Building will have 28’ ceiling height to allow for cranes.
• Structure is built to allow for a 10 tonne crane, this includes crane way and pilings. This crane way will extend 50’ in the rear of the building.
• 3 drive through bays and one rear access bay.
• All bays will have 18’ X 16’ overhead bay doors.
• Superb yard space.
• Located directly East of Essential Well Servicing.
• Easy access to major roadways around central Alberta.
Red Deer is located along one of the busiest corridors in Canada, at the crossroads of major air, rail, and ground transportation. The region has the transportation infrastructure required to move products, employees, and machinery to and from major production sites in the country.

- Easy access to Highway 2, (connects Alberta to the rest of Canada and the United States)
- Rail transport is provided by Canadian National (CN) and Canadian Pacific (CP)
- Edmonton International Airport is located 120 kilometers (75 miles) to the north
- Calgary International Airport is 140 kilometers (87 miles) to the south
- Red Deer Regional Airport is 12 kilometers (7.5 miles) southwest of the City of Red Deer and provides three flights daily to Calgary.

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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