Build to Suit

Queens Industrial Park

Corner of 79th Street and 75th Ave Red Deer, AB

Davin Kemshead – Mike Williamson – Joe Perry - Jordan Krulicki

403.346.6655

advantagecommercial.ca

203 – 4807 – 50th Ave Red Deer, AB

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Century 21 Advantage

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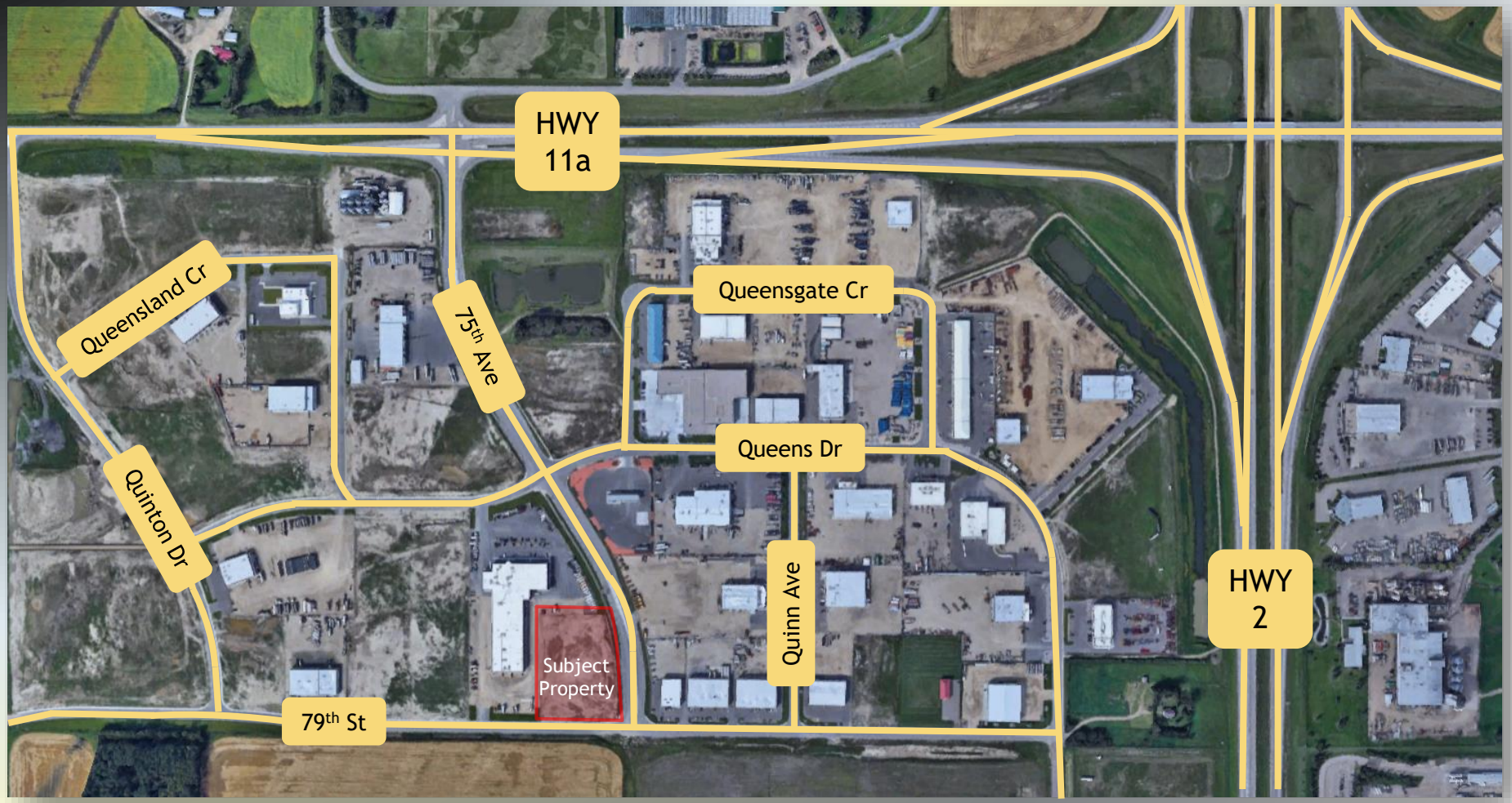

Property Information

Convenient Location Next to Major Transportation Routes.

Ability to Access a Trade Area of Over 2.5 Million People!

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Features

Queens Industrial Park

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Annual ATR Report

Highway: 2
Control Section: 26
ATR Number: 60022610
Location Description: 0.1 KM N OF 2 & 11A RED DEER
Year: 2017
ATR Efficiency: 100.0 %

Produced: 23-Feb-2018 By CornerStone Solutions Inc.

	Two-Way	Southbound	Northbound
Annual Average Daily Traffic	42994	21445	21549
Average Summer Daily Traffic	48176	24015	24161
Average Daily Traffic by Month			
January	34296	16918	17380
February	37871	18933	18938
March	40097	20083	20014
April	42592	21170	21422
May	45410	22598	22812
June	47725	23882	23843
July	50379	25146	25233
August	50937	25346	25591
September	46355	23067	23288
October	43761	21808	21953
November	38275	19114	19161
December	37826	19062	18747

Annual ATR Report

Highway: 11A
Control Section: 06
ATR Number: 51100418
Location Description: 6.0 KM W OF 2 & 11A RED DEER
Year: 2017
ATR Efficiency: 100.0 %

Produced: 23-Feb-2018 By CornerStone Solutions Inc.

	Two-Way	Westbound	Eastbound
Annual Average Daily Traffic	5773	2816	2957
Average Summer Daily Traffic	6960	3405	3555
Average Daily Traffic by Month			
January	4514	2182	2332
February	4672	2268	2404
March	4982	2435	2547
April	5076	2477	2599
May	6555	3203	3352
June	7113	3484	3629
July	7580	3695	3885
August	7369	3618	3751
September	6166	3017	3149
October	5537	2687	2850
November	4996	2431	2565
December	4621	2252	2369

Over 50,000 Vehicles
Pass Queens Industrial Park Daily!

Location

The Queens Business Park is Red Deer's newest, most versatile industrial and commercial business park. Located strategically along Alberta's busiest transportation corridors, the Queens Business Park provides businesses instant access to the north-south Queen Elizabeth II (QEII) highway, as well as the east-west Highway 11A. Queens is an ideal location for businesses seeking opportunities to build and own their own facilities, expand into a new, accessible site or seeking a higher-profile location.

Light Industrial (I1)

Completely Customized To Fit Your Needs!

Property Information

Lot 10, Block 9

Plan 1720337

Sale Price $1,275,000

Rates to be Determined based on Design and Build Required

Queens Industrial Park

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Graphic Location

With Multiple International, National, & Local Companies Already Located in The Park, Not Many Lots Will Remain Available. This is a Fantastic Opportunity Amongst Well Established Brands.

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