



FOR LEASE

140, 7474 79TH STREET, RED DEER, AB



LOCATION

Queens Business Park



LEGAL DESCRIPTION

Plan 1423018, Block 4, Lot 9



LEASE RATE

Base Rent: \$13.00 PSF
NNN: \$3.00 PSF



UNIT SIZE

14,400 SF



ZONING

I1 - Light Industrial



MONTHLY RENT

\$19,200 + GST

PROPERTY DETAILS

14,440 SF industrial shop located in Queens Business Park. Well maintained shop features an attractively finished reception/waiting area, multiple offices and a desirable 122' x 120' shop. Ample natural light in the front office area as well as the shop area as the overhead doors are equipped with sunshine panels. Possession is for October 1, 2023.

Ideally located near major transportation routes, including: QEII, Highway 11A, Highway 2A, and Highway 11.

About the Property

UNIT SIZE

14,400 SF

LOADING

- › (1) 14' x 16' Drive Thru Bay with Sunshine Panels
- › (2) 14' x 16' Drive In Bays with Sunshine Panels

HVAC

Forced Air Heaters

LIGHTING

T5

DRAINAGE

Trench Sump

POSSESSION

October 1, 2023

YARD

Fully fenced

PARKING

Ample paved parking on site

MAIN FLOOR FEATURES:

- › (4) Main Floor Offices (*one could double as a shop foreman's office as it has direct access to the shop area*)
- › Open Reception/Waiting Area
- › Coffee Area with a Sink
- › (2) Main Floor Washrooms

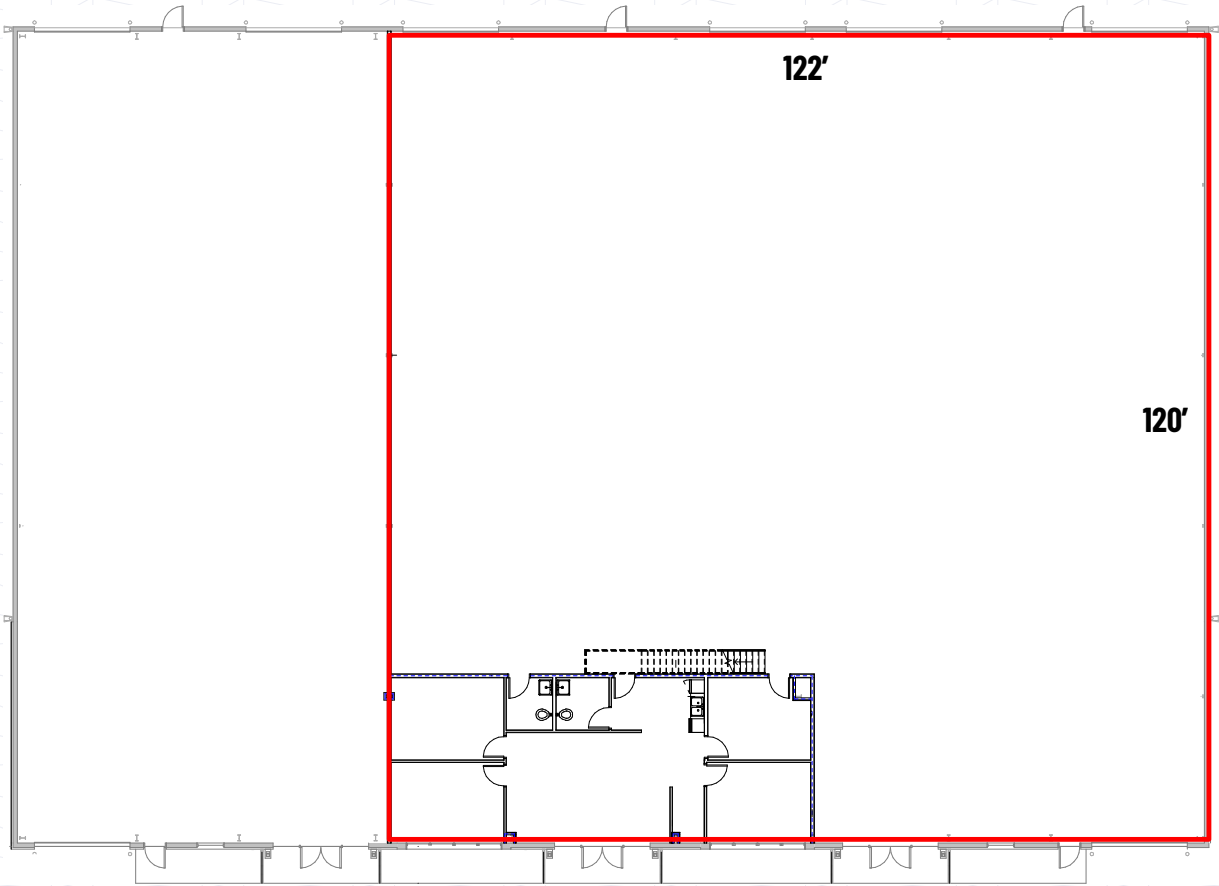
MEZZANINE FEATURES:

- › (2) Offices
- › Lunch Area with a built in Kitchenette
- › Washroom with a Shower
- › Open Storage Area with Forklift Access Point

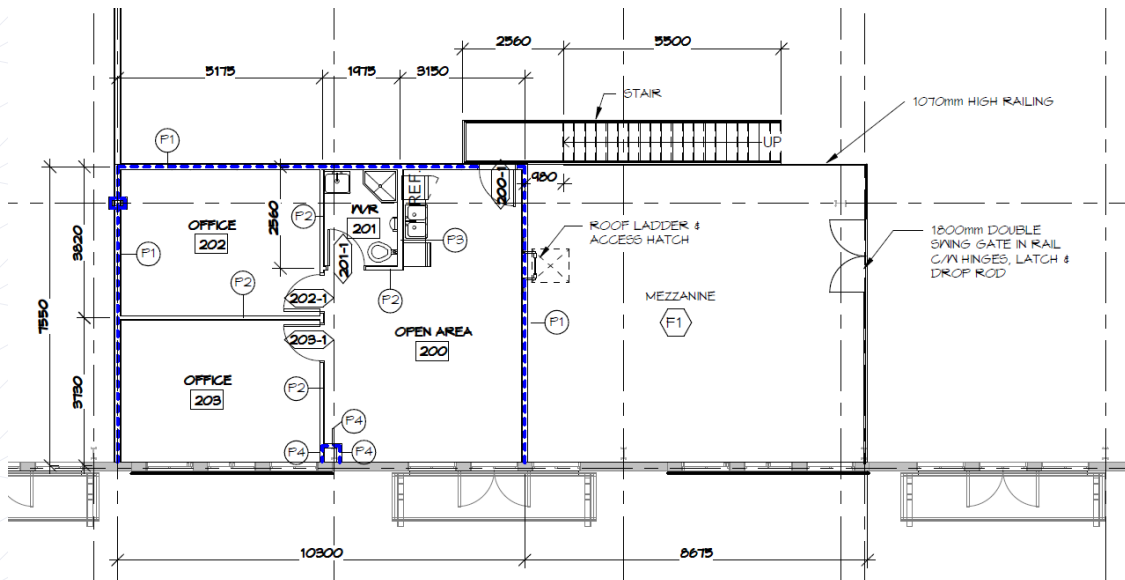


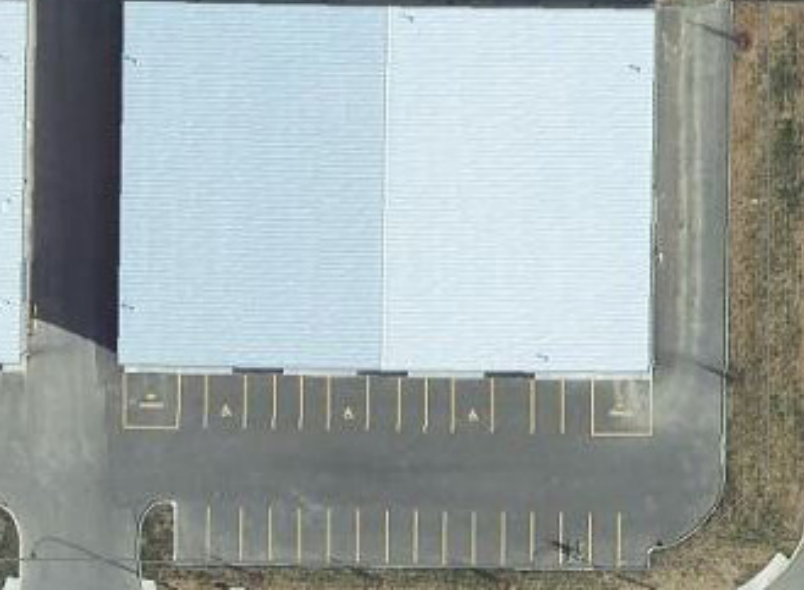
Floor Plan

MAIN FLOOR



SECOND FLOOR







EDGAR INDUSTRIAL PARK

QUEEN ELIZABETH II HIGHWAY

QUEENSGATE CRESCENT



SUBJECT PROPERTY



HIGHWAY 11A

75TH AVENUE

QUEENS DRIVE

79TH STREET

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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Davin Kemshead
Listing Agent
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Broker/Partner
403.314.6188
kelly@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com