



STARTING AT 3,979 SQ.FT.

FOR LEASE

7023 JOHNSTONE DRIVE, RED DEER, ALBERTA



LOCATION

Golden West Industrial Park



BASE RENT

\$10.00 psf



ZONING

I1 - Light Industrial



LEGAL DESCRIPTION

Plan 002-2241, Block C, Lot 5



NNN

\$4.90 psf



POSSESSION

Immediate

PROPERTY DETAILS

Excellent multi-tenant flex industrial property in Red Deer, Alberta. With good office to warehouse ratio + ample yard these available units will sure to suit your needs. Units starting from 3,979 sf in size with options to combine up to 8,440sf.

FEATURES

UNIT 3 AVAILABLE AREA: 341 sf(Office)
3,638 sf (warehouse)
3,979 sf

UNIT 4 AVAILABLE AREA: 877 sf(Office)
3,584 sf (warehouse)
4,461 sf

UNIT 5 AVAILABLE AREA: **LEASED**

UNIT 6 AVAILABLE AREA: 989 sf(Office)
3,059 sf (warehouse)
4,048 sf

MAX CONTIGUOUS AREA: 8,440 sf

CEILING HEIGHT: 18' Clear

LOADING: Unit 3 - (1) 14'x16' + (1) 16'x16'
Unit 4 - (2) 16'x16'
Unit 6 - (1) 14'x16' + (1) 16'x16'

POWER (BUILDING): 3 Phase, 800amp Service

ADDITIONAL

Multi-tenant flex industrial property located on Johnstone Drive in Northwest Red Deer

Quick access to QE II Highway

Paved parking in front and graveled yard in rear

2 access points - from Johnstone Drive & 67th Ave

New lighting throughout

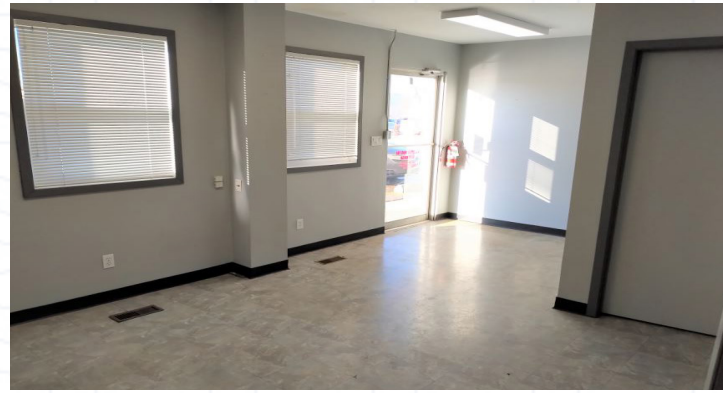
Yard included with lease is calculated based on size of the subject unit multiplied x 1.48

Additional yard available at additional cost

Location of the compound TBD

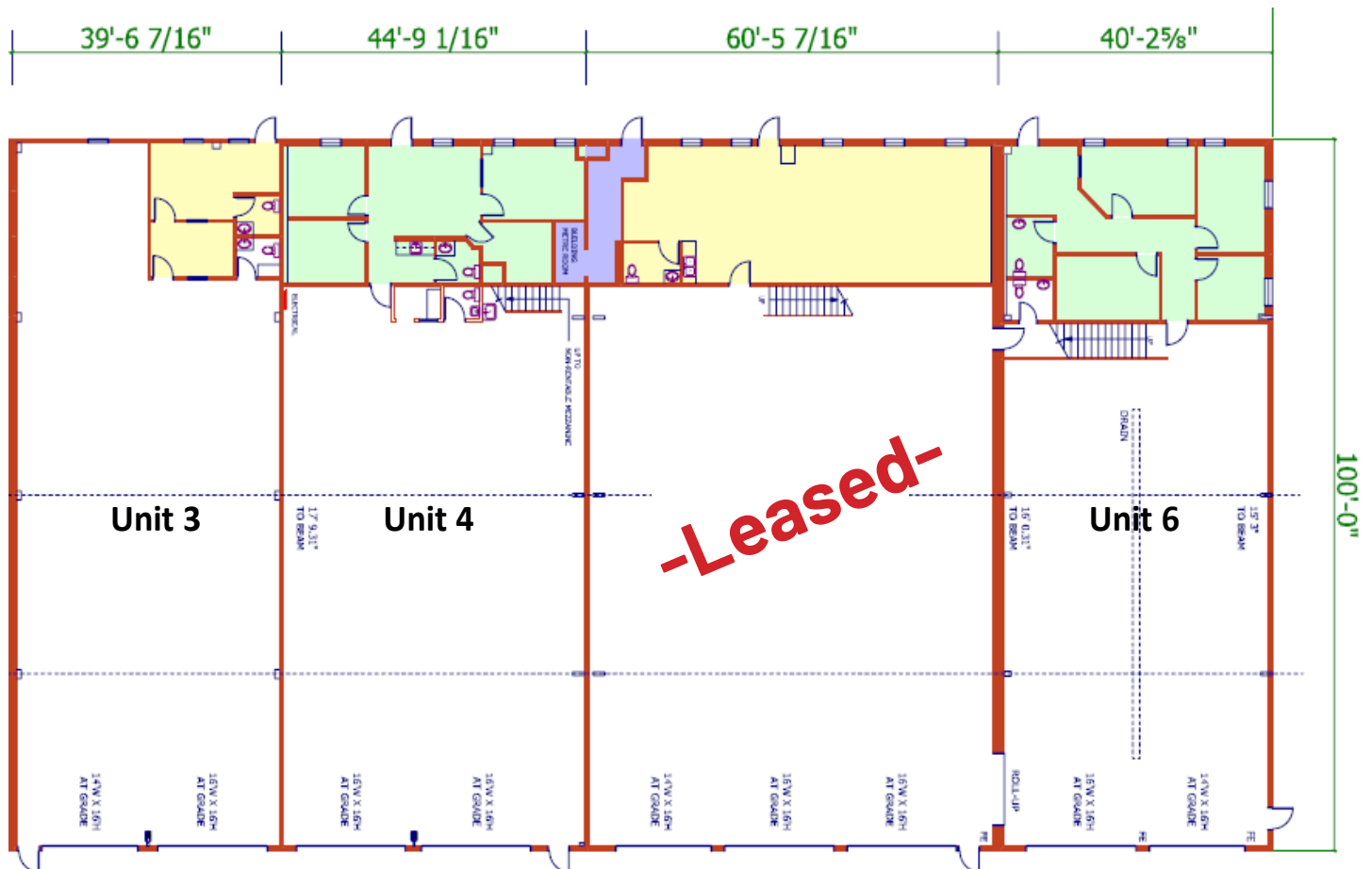
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Johnstone Dr
Red Deer, AB



FLOOR PLAN

Johnstone Dr
Red Deer, AB



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