

FOR LEASE

460, 7700 76 STREET CLOSE
RED DEER, AB



About the Property

This 2,955 sq. ft. industrial unit along Johnstone Drive offers strong visibility and accessibility for businesses requiring exposure and functionality. The unit has recently been repainted, creating a brighter, more vibrant interior throughout. The main floor spans 1,955 sq. ft., featuring a spacious reception area, two offices, air-conditioned workspace, and a washroom. The second floor includes approximately 1,000 sq. ft., with two additional offices, a storage mezzanine, and a second washroom.

The warehouse area is equipped with high ceilings, an overhead door, radiant heat, and a sump pit—suited for a range of industrial or service-related uses. Paved parking is available at both the front and rear of the property, with a dedicated rear loading area for efficient operations.

Positioned with direct access to Highway 11, QEII, and Highway 11A, this location offers streamlined distribution throughout Central Alberta. A functional and refreshed space ready for immediate use.

LEGAL DESCRIPTION

Condo Plan 0525463, Block CDE, Lot 4

UNIT SIZE

1,955 SF

LOCATION

Johnstone Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.85 PSF

MONTHLY RENT

\$2,745.15 + GST

POSSESSION

Immediately

Unit 460

UNIT SIZE

Main Floor: 1,955 SF

Mezzanine: 1,000 SF

Total: 2,955 SF *(lease rate is based on the main floor only)*

LOADING

(1) 14' x 14' Drive-In Bay

HVAC

Radiant Heat

LIGHTING

Fluorescent

YEAR BUILT

2006

DRAINAGE

Double Compartment Sump

YARD

Paved parking and rear loading area

FEATURES

- > Air conditioned office area
- > Large Reception
- > (4) Offices
- > Storage Mezzanine
- > Shower in main floor washroom





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