



For Lease

Industrial Bay **For Lease** in Northlands Industrial Park

Unit 7, 7896 49 Avenue, Red Deer | Alberta

Accelerating success.

\$10.00
Asking Rate

±4,913 SF
Available

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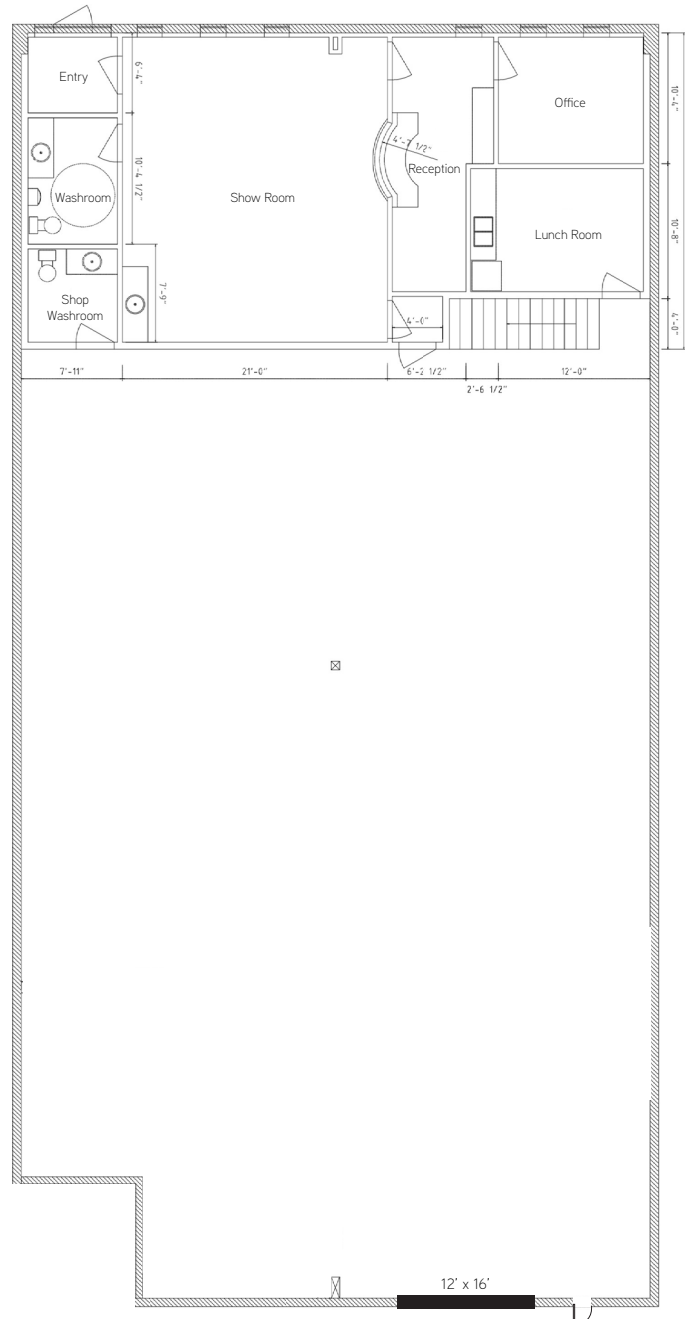
Property Overview

Building Specifications:

Total Area	± 4,913 SF
Office Area	± 1,250 SF
Warehouse Area	± 3,663 SF
Mezzanine Area	± 1,250 SF
Yard	Dedicated shared yard
Zoning	I1 - Industrial (Business Services)
Power	200 Amp, 3 Phase (TBV)
HVAC	Warehouse: Radiant Tube Office: Forced Air & A/C
Ceiling Height	17' 7" Clear
Lighting	LED
Loading	1 Drive-In (12' x 16')
Lease Rate	\$10.00 \$25,000 TIA or 6 months net free rent (5 year minimum Lease Term)
Op Costs (est. 2026)	\$5.60 PSF
Availability	Immediately



Floor Plan



± 4,913
square feet
available

The Building:

- Fenced and graded storage yard
- Ample parking on site
- I1 Industrial (Business Services) zoning allows for a variety of uses
- Ideal location in Northlands Industrial Park

The Space:

Office:

- Newly renovated
- Bathroom
- Office
- Showroom

Warehouse:

- Newly renovated
- Bathroom
- New LED lights



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Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue

77 Street

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